

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-01.0.0
DEVELOPMENT PACKAGE**

DEVELOPMENT PACKAGE

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EXHIBIT I	INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-01.0.0 DEVELOPMENT PACKAGE.

2-01.1.0 GENERAL.

- 1.1 Purpose. This Standard has been prepared for the purpose of informing applicants of the submittal and review requirements for development package documents to assure proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. The development package documents are prepared in support of applications for building permits and related reviews

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This Standard does not waive any applicable City regulations or codes.

- 1.2 Definitions. Other than as provided below, definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

A. Development package documents. Development package documents as referred to in this standard are graphic representations of proposed development submitted in support of an application for a building permit, subdivision plat, or to demonstrate compliance with rezoning or other conditions.

- 1.3 Applicability. A development package may be submitted in lieu of an otherwise required site plan, tentative plat, or development plan.

2-01.2.0 FORMAT.

- 2.1 Each sheet shall measure 24" x 36" and include a minimum one (1) inch margin on left side and one-half (1/2) inch margin on all other sides to facilitate efficient record keeping. A larger sheet format may be used with the approval of DSD.
- 2.2 All mapped data shall be drawn at an engineering scale having no more than fifty (50) feet to the inch. This scale is the minimum accepted to assure the plan will be legible during review and when digitized and/or reduced for record-keeping purposes. The same scale shall be used for all sheets within the set. Smaller scales (60:1 or greater) may be used for some or all of the sheets with the prior approval of DSD when it is determined legibility and the ability to be digitized and/or reduced for archiving will not be affected.

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- 2.3 All lettering and text (upper or lower case), and numbering, shall be a minimum of 3/32 inches in height to assure the plan will be legible during review and when digitized and/or reduced for archiving.
- 2.4 A title block shall be provided in the lower right quadrant of each sheet.
- 2.5 A three (3) inch by five (5) inch space shall be reserved in the lower right quadrant of each sheet for an approval stamp.
- 2.6 A small, project-location map shall be provided in the upper right corner of the cover sheet.
- 2.7 The north arrow, contour interval, and scale as applicable to each sheet should be placed together in the upper right corner of each sheet.
- 2.8 The plan drawing shall be oriented with north toward the top of the sheet. If it is not practical to orient north to the top of the sheet, the plan drawing shall be oriented with north to the left side of the sheet.
- 2.9 A legend that shows and describes all symbols used on the drawing is to be provided, preferably on the first sheet.
- 2.10 A key plan (if provided) shall be located on the first sheet.

2-01.3.0 CONTENT.

- 3.1 The name, mailing and email addresses, and phone number of the primary property owner of the site, the developer of the project, registrant(s), and other person(s), firm(s), or organization(s) that prepared the development package documents shall be provided on the right half of the cover sheet. The applicable registration or license number shall be provided if prepared by or with the assistance of a registered professional, such as a surveyor, architect, landscape architect, or engineer. All sealing shall be consistent with Arizona Board of Technical Registration guidelines.
- 3.2 The title block shall include the following information.
 - A. The proposed name of the project or subdivision, or if there is no name, the proposed tenant's name.
 - B. A brief legal description and a statement as to whether the project is a resubdivision are to be provided. On resubdivisions, provide the recording information of the existing subdivision plat.
 - C. The number of proposed lots and common areas are to be noted. If the subdivision is a Residential Cluster Project (RCP), a condominium, or a similar type of residential subdivision utilizing special provisions of the *LUC*, it shall be so noted.
 - D. The administrative street address.
 - E. Page number and number of pages.

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- 3.3 Relevant case numbers (development package document, rezoning, board of adjustment, DDO, MDR, DSMR, overlay, etc.) shall be provided adjacent to the title block on each sheet.
- 3.4 The project-location map shall cover approximately one (1) square mile, be drawn at a minimum scale of 3" = 1 mile, and provide the following information.
- A. Show the subject property approximately centered within the one (1) square mile area.
 - B. Identify major streets and regional watercourses within the square mile area and all streets that abut the subject property.
 - C. Section, township, and range; section corners; north arrow; and the scale will be labeled.
- 3.5 When the development package documents consists of more than one (1) sheet, a sheet index (a legible drawing of the site showing the area represented on each sheet) is to be placed on the cover sheet or the second sheet.
- 3.6 If the project is located within the boundaries of a Planned Area Development (PAD) zone, include a reduced-scale map of the PAD District on the first sheet, indicating the location of the portion being developed.
- 3.7 General Notes. The following general notes are required. Additional notes specific to each plan are required where applicable.
- A. *Zoning and Land Use Notes.*
 - 1. List as a general note: "Existing zoning is ____."
 - 2. List the gross area of the site/subdivision by square footage and acreage.
 - 3. If the plan/plat has been prepared in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval. Also place the C9-__-__ (if applicable) and the plan/plat file numbers in the lower right corner of each sheet.
 - 4. Identify the existing and proposed use of the property as classified per the Land Use Code. List all Land Use Code sections each proposed use is subject to.
 - 5. On residential projects, list the total number of units/lots proposed.
 - 6. List special exceptions, zoning variances, zoning and development standard modifications, overlay zones, and other reviews that are applicable to the project.
 - a. List special exceptions, variances, and modifications such as Sec. 2.8.10.8, Modification of Development Regulations (MDR), Sec. 5.1.7, Board of Adjustment (BOA), Sec. 5.1.8, Design Review Board (DRB), Sec. 5.1.9, Historical Commission, Sec. 5.1.10, Historic District Advisory Board (HDAB),

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Sec. 5.3.4 and 5.3.5, a Design Development Option (DDO), 5.3.9 Special Exception Land Uses, Sec. 5.4.1 and General Legislative Procedures, and 5.4.3 Zoning Examiner Legislative Procedure (SE), or DS 1-01.0, Development Standard Modification Request (DSMR), by case number, in lower right corner of each sheet. As a general note provide the case number, date of approval, what was approved, and the conditions of approval.

- b. List overlay zones that are applicable to the property, such as Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource Zone (ERZ); Sec. 2.8.7, Downtown Heritage Incentive Zone; Sec. 2.8.8, Historic Preservation Zone (HPZ), 2.8.9 Drachman School Overlay (DSO), or 2.8.10 Rio Nuevo And Downtown (RND) of the *LUC*; or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code, by case number, in lower right corner of each sheet. As a general note state that the project is designed to meet the overlay zone(s) criteria, and provide the case number, date of approval, what was approved, and conditions of approval.

If there is more than one (1) lot within the site, the note should specify which lots are affected by the overlay zones. Projects involving Historic Preservation Zones, Downtown Heritage Incentive Zones (involving demolition), or overlay zones, require separate review and approval.

- c. If the property includes Protected Riparian Area add a note stating that the project is designed to comply with Development Standard 9-06.0., specifying all lots impacted and including a total for the regulated area and the Protected Riparian Area.
7. If the property is subject to annexation requirements, provide the applicable C9-__-__ or C15-__-__ annexation file number, in the lower right corner of each sheet. List the conditions of approval as a note.
8. If the property is part of a subdivision plat that is being reviewed or has been recorded, provide the subdivision name and file number (S[YR]-__), in the lower right corner of each sheet. Indicate whether the project is part of a Residential Cluster Project (RCP), condominium, or another similar type project. If this plan is a separate drawing from the plat, indicate the subdivision plat file number (S[YR]-__) in the lower right corner of each sheet.
9. For development package documents provide:
 - a. Floor area for each building.
 - b. Percentage and area in square feet of building and accessory building coverage.

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- c. Percentage of building, lot area, or vehicular use area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included.
- d. When the proposed site is part of a larger site, the calculations encompass the entire site, whether existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.

B. *Drainage Notes.* List the following notes as appropriate.

- 1. List the following notes on all plans/plats.
 - a. "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."
- 2. If applicable, list the following notes and complete the blanks.
 - a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____." (List the lots affected by lot number.)

In the case of one (1) lot development, substitute the words, "This project is affected by the City of Tucson Floodplain Regulations."
 - b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____." (List the lots affected by lot number, or in the case of a one (1) lot development, place a period after the word "required" and delete the remainder of note.
- 3. List the following note on all development package documents
 - a. "Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this (site or development) plan."

C. *Streets and Roads Notes.*

- 1. List the following note if applicable: "All new public roads within and adjacent to this project will be constructed in accordance with approved plans. Construction plans will be submitted to the City Engineer's Office for review and approval."
- 2. List the following note on all development package documents: "No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Development Standard 3-01.0."
- 3. Provided the following notes as applicable:
 - a. "Total miles of new public streets is _____."

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b. Total miles of new private streets is _____.

D. *Utilities Note.* All development package documents are to include the following note:
"Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."

E. *Wastewater Management Notes.* List the following notes as appropriate.

1. If public sewers are proposed, the following notes will appear on the plan/plat, as applicable.
 - a. The following notes will be placed on all plans/plats.
 - 1) "On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."
 - 2) "A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."
 - b. The following note will be placed on all plans/plats in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."
 - c. The following note will be placed on all plans/plats in instances where off-site augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."
 - d. The following note will be placed on all plans/plats if the proposed project is a commercial or industrial project: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."
2. The following notes will be provided on the plans/plats if private sewers are proposed for construction on the property.
 - a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."
 - b. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers." (This applies only if there is more than one [1] lot within the development.)

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If no homeowners' association is being formed, use the following note:
"Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this development."

3. The following note shall be placed on a plan/plat proposed for commercial or industrial use: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."
4. The following note will be provided if public and private sewers are proposed for construction or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."
5. The following note will be provided on the development review documents if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to approval of the development package documents." (In the case of a one [1] lot development, delete " . . . for lots ____ through ____ . . . " on the first line.)

F. *Trails Notes.* List the following notes as appropriate.

1. If a trail or path is proposed, provide a note, as appropriate, indicating that a trail or path will be constructed for public or private use, the general location of the trail or path, and whom it will be constructed and maintained by. If it is intended to connect to an offsite feature, such as an exiting trail, wash, sidewalk, road, commercial or residential development, etc., so indicate. If the trail or path is to be dedicated, indicate the method of dedication.
2. If a new trail or path will be constructed, add the following note, as appropriate: "All new onsite and offsite trails or paths constructed in conjunction with this project will be constructed in accordance with approved plans. Construction plans will be subject to the review and approval of the City's Parks and Recreation Department, and, if requested, Pima County Natural Resources, Parks and Recreation."
3. The Eastern Pima County Trails System Master Plan does not show any trails on or adjacent to the development site.

- 3.8 **Existing Site Conditions.** The following information shall be provided on the plan/plat drawing to indicate the existing conditions on site and within fifty (50) feet of the site. On sites bounded by a street with a width of fifty (50) feet or greater, the existing conditions across the street will be provided.

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- A. Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.
- B. All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement shall occur prior to approval of plan unless written permission from easement holder(s) is provided.
- C. The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.
- D. The following information regarding existing utilities shall be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and communications cables, on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property.

Identifying the locations of all utilities and service equipment immediately adjacent to the project is especially important in situations where pedestrian and vehicular access and circulation or landscaping can be in conflict. By knowing the location of the existing utilities, design of the project can take those elements into consideration and can help avoid expensive and time-consuming relocation of utilities, major redesign, or requests to vary regulations after commencement of construction.

- E. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).
 - 1. For land that slopes less than approximately one (1) percent, contour lines shall be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.
 - 2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines shall be drawn at intervals of not more than two (2) feet.
 - 3. For land that slopes more than five (5) percent, contour line intervals shall be drawn at five (5) foot intervals. If the property is under the applicability of the Hillside Development Zone (HDZ), the contour lines are to be drawn at intervals which satisfy the specific requirements of the HDZ and Development Standard 9-01.0.
 - 4. If applicable, protected peaks and ridges shall be delineated on the plan/plat.

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- F. Existing storm drainage facilities on and adjacent to the site will be shown.
- G. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., shall be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled "to be removed" or "to be retained."
- H. Conditions on adjacent land significantly affecting the design of the project will be shown, such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.
- I. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, shall be indicated.
 - 1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the development document boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.
 - 2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.
 - 3. A symbol identical to that used to represent the water surface contour intervals on the development package documents should be included in the legend.

3.9 Information on Proposed Development. The following information on the proposed project shall be shown on the drawing or added as notes.

- A. Draw in all proposed lot lines with approximate distances and measurements.
- B. Identify each block or lot by number within the subdivision boundary and include the approximate square footage of each, or a note may be provided stating that all lots comply with the minimum lot size requirements.
- C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.
- D. Delineate proposed Natural Undisturbed Open Space (NUOS) in a surveyable manner.
- E. Proposed land splits or existing lot lines shall be drawn on the plan with dimensions and the identification number and approximate square footage of each lot. (Please be aware that, if land division occurs and the number of lots falls within the definition of subdivision, a subdivision plat is required.)

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- F. All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. If the property is being rezoned, use those boundaries and classifications. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two (2) or more zoning classifications, as each may have different requirements.
- G. If the project is to be phased, provide calculations, setbacks, etc., to indicate that each phase complies with all requirements as a separate entity. Show phase lines on the drawing. Show and label any temporary improvements that may be needed to make the site function for each phase as one entity. If such temporary improvements are off the site of the phase under consideration, a temporary easement or other legal documentation to assure legal use of the property is required. Note recording information.

H. Proposed traffic circulation:

1. Proposed traffic circulation will be designed in accordance with Street Development Standard 3-01.0, to include streets, intersections, street names, right-of-way widths, curve radii of centerlines and curb returns, and proposed improvements, such as pavement, curbs, access points (driveways), handicap ramps, and sidewalks. Street improvements, such as sidewalks, curbs, pavement, and handicap ramps, do not need to be drawn on the plan if such information is provided on typical street cross sections.

Please be aware that, if a new street is created (for other than for subdivisions) which divides the property into two (2) or more lots, a subdivision plat is required (refer to the definition of subdivision in Sec. 4.1.2 of the *LUC*).

2. Show future and existing sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.
3. Indicate fire circulation, including accessibility and vehicle maneuverability.
4. Indicate if existing streets are public or private; provide street names, widths, curbs, sidewalks, and utility locations, all fully dimensioned.
5. If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Sec. 3.3.0 of the *LUC* and Development Standard 3-05.0.
 - a. Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to adopted building and accessibility codes of the City of Tucson. Design

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criteria for parking spaces and access are located in Development Standard 3-05.0.

- b. If any of the required parking is located off-site as permitted by the *LUC*, a drawing of that parking area is to be provided, together with the City's required parking agreement (include a copy of the lease agreement if applicable). Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be nonrequired parking for the existing use for which the parking area was established.
 - c. Show all loading zones, and vehicle maneuverability fully dimensioned, and access route, and provide, as a note, the number of loading spaces required, the number provided, and the design vehicle.
 - d. Show bicycle parking facilities fully dimensioned. For specifics, refer to Development Standard 2-09.0. Provide, as a note, calculations for Class I and Class II bicycle spaces required and provided.
6. If the project is phased, the phase under consideration shall be designed so those later phases are assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of future phases into this project are required.
7. If streets are proposed, indicate if they are designed for on-street parking to accommodate visitor parking or if parking is provided in common parking areas. Visitor parking is to be evenly distributed and usable by all residents of the project. Extra parking on individual lots, such as tandem parking in driveways, does not count toward visitor parking, as it is not available to other property owners within the project. Design criteria for streets are located in Development Standard 3-01.0.

Streets designed at the minimum width, without on-street parking, need clearance for access to all homes by life safety vehicles and, where no alleys are provided, by refuse collection vehicles. If motor vehicles are parked along streets that are not designed to allow for parking, life safety services will be inhibited and, in many situations, blocked.

- I. Show all right-of-way dedications on or abutting the site and label. If the development package documents have been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* may be required by these processes.

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Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half (½), to complete the street width.

Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.

- J. If street dedication is not required or proposed and the project site is adjacent to a Major Street or Route, draw the Major Street right-of-way lines for those streets. (Add the MS&R future sidewalk, right-of-way lines, sight visibility triangles, etc.)
- K. Identify and provide dimensions, approximate areas in square footage, and purposes of any lots proposed for dedication (such as open spaces, recreation areas, or natural areas) or for reservation for a public use (such as public parks, water facilities, or school sites).
- L. All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.
- M. A conceptual grading plan is required on projects with significant topographic conditions. The DSD Engineering Administrator or designee will determine the need for such a plan.
- N. In conjunction with a drainage report or statement, as applicable, prepared in accordance with the City Engineer's instructions and procedures, the following information will be indicated on the development package documents. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.
 - 1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.
 - 2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.
 - 3. Provide locations and types of drainage structures, such as, but not limited to, drainage crossings and pipe culverts.
 - 4. Indicate all proposed ground elevations at different points on each lot to provide reference to future grading and site drainage.
 - 5. Verification will be provided that any drainage solutions which occur outside the boundaries of the development document area are constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)
 - 6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the development package documents.

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- 7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.
- O. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown.
- P. The following Pima County Wastewater Management information will be indicated on the development package documents.
 - 1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations, and flow arrows at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-thru locations, should be shown if applicable.
 - a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plan.
 - b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plan which states the following. "No permits will be issued for any structures proposed to be built within a sewer easement."
 - c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.
 - d. All sanitary sewers will be designed to provide gravity flow, if possible.
- Q. Provide the square footage and the height of each commercial, industrial, or business structure and the specific use proposed within the footprint of the building(s).
- R. Show on-site pedestrian circulation as required by the *LUC* utilizing location and the design criteria in Development Standard 2-08.0.
- S. Show on-site pedestrian refuge areas per Development Standard 3-05.
- T. Show existing or proposed pedestrian circulation along abutting rights-of-way. Such sidewalks must comply with accessibility requirements for the physically disabled and the design criteria in Development Standard 3-01.0.

Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned, and access route. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Development Standard 6-01.0. Refuse collection on all projects shall be designed based on that Standard, even if collection is to be contracted to a private firm.
- U. Indicate graphically, where possible, compliance with conditions of rezoning.

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- V. For gang mailboxes indicate location to assure there are no conflicts with other requirements, such as pedestrian accessibility, utilities, and landscaping.
- W. Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met. Indicate if there are any existing billboards on site. Compliance to LUC Sec. 3.5.4.26 may be required.
- X. Show compliance with landscaping and screening requirements by locations, material descriptions, and dimensions. Specific plant or hardscape material shall be detailed on a landscape plan. A detailed landscape plan is required. For more specific information, refer to Development Standard 2-07.0.

2-01.4.0 SUBMITTAL REQUIREMENTS. Development packages are submitted to the Community Design Review Committee (CDRC) office at the Development Services Department.

- 4.1 Application Packet. The documents, plans, and reports are submitted for review by the CDRC. For the number of copies and submittal requirements contact the CDRC Office at 201 North Stone Avenue or visit the Development Services Department Website at: <http://www.ci.tucson.az.us/dsd>. Include documentation of neighborhood contact/neighborhood meetings per the applicable process (e.g. RCP or overlay zone review). Blueline prints are submitted, folded to an 8½" x 11" format as shown in ***Exhibit I.***
- 4.2 Related Reviews. In addition to the plan process, a project may require review for other types of approvals. The applications for those processes are submitted to the appropriate Department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development package documents application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the development package documents.
 - A. A report which includes the proposed solution for any land with unusual topography, soils, or other geographic hazards to life, health, or property shall be prepared to the City Engineer's specifications and will be submitted to CDRC.
 - B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management prior to approval.
 - C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur or when required as a condition of rezoning.
 - D. Any additional documentation or information required as the result of a condition of rezoning will be provided. Such additional documentation or information may include a grading plan, as required by the Engineering Division, or a traffic study, as required by Traffic Engineering. Refer to the rezoning conditions applicable to the site for specific requirements.
 - E. Applications for street, alley, or easement abandonment are to be made to the Real Estate Program of the City Manager's Office.

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- F. Applications for variances (Board of Adjustment) or modifications of zoning regulations (Design Development Option), and Development Standards Modification Requests (DSMR) are submitted to the Development Services Department. DSMR's related to the development package documents may be submitted after the first review of the development package documents by the Development Services Department.
- G. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that review. The application for the overlay zone must be submitted simultaneously with the development review document application to DSD so that concurrent review can occur. These submittals may occur after the first review of the development review documents by the Development Services Department.
- H. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-01.5.0 DEVELOPMENT PACKAGE DOCUMENT REVIEW PROCESS.

- 5.1 Preapplication Conference. Preapplication conferences are held once a week, and prospective applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the developer by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project. Contact the Development Services Department for additional information.
- 5.2 Application. Development package document applications, in compliance with Sec. 2-01.3.0 of this Standard, are submitted to DSD.

Incomplete submittals are not accepted for review.

- 5.3 Staff Review. After acceptance of the plan submittal, the documents are distributed for review and comment. Review comments shall be posted within the time allotted by policy for the type of review occurring. Each agency's response shall indicate whether or not a resubmittal is required. Once comments are posted the applicant may schedule a meeting with reviewers through the DSD Project Manager to give the applicant, consultant, and reviewers an opportunity to discuss the review comments as a whole. One such meeting is included in the initial review fee. Additional meetings shall be subject to additional meeting fees.

Staff reviews the development package documents in accordance with all requirements and any Mayor and Council conditions.

- 5.4 Staff Response. An official response letter is sent to the applicant detailing the number of copies of the plan to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the development document review.

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- 5.5 Applicant Resubmittal. Should a resubmittal be required to address review comments, the applicant shall submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plan or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each copy submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a more timely manner if advised where and how the revisions were made.

- 5.6 CDRC Review of Resubmittal. Upon receipt of the resubmittal, CDRC distributes the documents for review.

2-01.6.0 APPROVAL.

- 6.1 Approval. Development package documents are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the plan and DSD has verified that all related reviews in accordance with Sec. 2-01.2.0 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all CDRC comments, which were the basis for the CDRC recommended approval. A CDRC approval letter is sent to the applicant, which contains the number and type of documents required for final processing.

- 6.2 Development package documents processed under the existing zoning shall be signed by DSD Director or designee when approved. For development package documents related to a rezoning, see 6.3 below.

Once the submitted documents are signed as approved by the DSD Director or a designated representative, they will be distributed to the applicant and appropriate agencies.

- 6.3 Mayor/Council Action. If the development document is a requirement of a rezoning case, refer to Development Standard 1-07.0 for information on finalizing the rezoning request which can be done various ways.

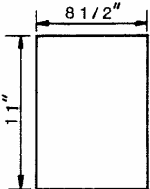
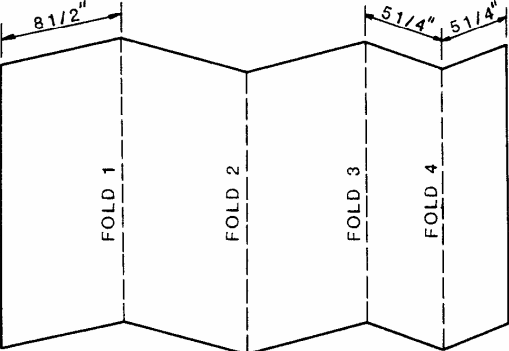
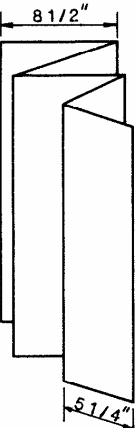
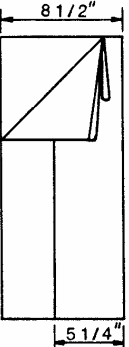
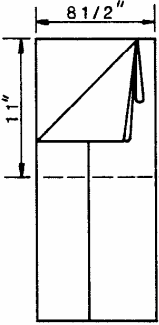
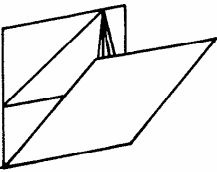
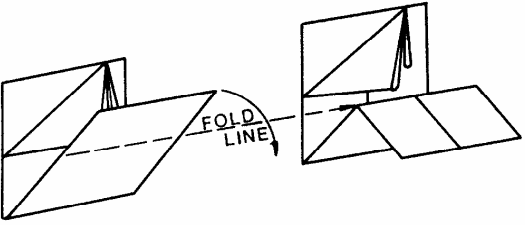
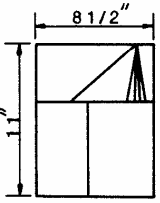
- A. The standard rezoning process requires that a development document be approved through the CDRC process after the rezoning request has been authorized by Mayor and Council for an ordinance but prior to Mayor and Council consideration for adoption of such ordinance. In this process, the Planning Department, upon notification of approval of the development document by the DSD Director, transmits the rezoning ordinance to the City Manager's Office for scheduling on the next available Mayor and Council agenda.

In accordance with state law, a 30-day referendum period is required for rezoning ordinances. Should the rezoning ordinance be adopted, building permits, grading permits, occupancy, or approval of any improvements related to the rezoning case can be issued no sooner than thirty (30) days after the date the ordinance is made available to the public by the City Clerk's Office.

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- B. Alternative processes allow adoption of a rezoning ordinance by the Mayor and Council, subject to a development document being approved through the CDRC process, prior to application for building permits. This alternative requires detailed, up-front engineering and design work prior to the rezoning public hearing to assure that the development, as proposed, is physically viable prior to the Mayor and Council's concurrence to proceed.

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<p style="text-align: center;"><u>STEP 1</u></p> <p>Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.</p> <div style="text-align: center;"></div> <p>This instruction sheet is 8 1/2" X 11" size.</p> <div style="text-align: center;"></div>	<p style="text-align: center;"><u>STEP 2</u></p> <p>Fold the remaining 10 1/2" in half; this completes fold number 4.</p>
<p style="text-align: center;"><u>STEP 3</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"><p>With the 5 1/4" fold to the right</p></div><div style="text-align: center;"><p>Fold down the corner, all but the last panel.</p></div></div>	<p style="text-align: center;"><u>STEP 4</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"><p>FOLD LINE</p></div><div style="text-align: center;"><p>Fold the lower portion up.</p></div></div>
<p style="text-align: center;"><u>STEP 5</u></p> <div style="text-align: center;"><p>FOLD LINE</p><p>Fold the front part in half.</p></div>	<p style="text-align: center;"><u>STEP 6</u></p> <div style="text-align: center;"><p>The folded print should be 8 1/2" X 11".</p></div>

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-02.0
SITE PLAN CONTENT AND SPECIFICATIONS**

SITE PLAN CONTENT AND SPECIFICATIONS

2-02.1.0 GENERAL
2-02.2.0 SITE PLAN CONTENT AND SPECIFICATIONS

2-02.0.0 SITE PLAN CONTENT AND SPECIFICATIONS.

2-02.1.0 GENERAL.

1.1 Purpose. This Standard exists to assure that pertinent and adequate information is presented on all applications in a consistent manner, thereby providing the basis for an efficient and timely review.

1.2 Scope. A site plan is required for all developments with the exception of:

- Development projects required to be submitted via the Community Design Review Committee (CDRC) (see Development Standard No. 2-05.0);
- Development projects which have an approved development plan and are being constructed as one (1) project.

The site plan serves as a document on which conditions of development are recorded. The approved site plan is kept on file at the Development Services Department (DSD) as part of the permanent record for the subject site and is used as a comparison document when building plans are being reviewed. Any modifications to the approved site plan, which change the design, require a new review and approval. Certificate(s) of Occupancy will not be issued until the development of the site meets the conditions of the most currently approved site plan.

Certain site plan components may not be required for a particular site; therefore, it is recommended that the applicant schedule a presubmittal conference through the DSD in order to define the required site plan component for the project (see Development Standard No. 2-04.0).

1.3 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

2-02.2.0 SITE PLAN CONTENT AND SPECIFICATIONS.

2.1 Site Plan.

A. The site plan is drawn at a standard engineering scale no larger than 1" = 60' on a sheet(s) no larger than 30" by 42" (24" by 36" recommended) and includes, but is not limited to, the following:

1. North arrow and scale.
2. Property description.

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3. Project address.
4. Location map.
5. Lot dimensions and bearings.
6. All existing and proposed buildings and structures, including location, size, height, overhangs, canopies, and use.
7. Required zoning setbacks and distances between buildings dimensioned.
8. Off-street parking, including fully dimensioned layout, location, parking spaces' size and number, and typical parking space details for both handicapped and standard spaces, together with access thereto.
9. Off-street bicycle parking, including materials for lighting, paving, and security; fully dimensioned layout; location; specific type of rack and the number of bicycles it supports; and the location and type of directional signage.
10. Existing and future sight visibility triangles.
11. Points of egress and ingress including locations and width of driveways and parking area access lanes (PAALs).
12. Vehicular, bicycle, pedestrian, and handicapped circulation clearly identified.
13. Location, type, size, and height of existing and proposed signage.
14. Fully-dimensioned loading space(s) and maneuvering area(s).
15. Limits of the 100-year floodplain and water surface elevation (when applicable).
16. Drainage patterns, proposed finish floor elevation(s), and finish grades.
17. Estimated cut and fill quantities.
18. Street names.
19. Dimensioned right-of-way, including any applicable *Major Streets and Routes (MS&R) Plan* right-of-way.
20. All easements of record must be graphically shown on the plan together with recording docket and page reference.
21. Dimensions from street monument lines to existing and proposed curbs, sidewalks, driveways, and utility lines.
22. Location and orientation of existing major physical features, such as railroad tracks and drainageways.

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23. Existing topographic contours at intervals not exceeding two (2) feet and/or spot elevations as pertinent and Bench Mark based on City of Tucson Datum, including City Field Book and page number.
24. Landscape irrigation feed point(s).
25. Existing and proposed lighting layout and type.
26. Landscape hardscape materials with location.
27. Fences, walls, or vegetation for screening by type, material, height, location, and spacing.
28. Existing and proposed zoning of parcel and adjacent parcels, including those across streets and alleys.
29. Development plan number (when applicable).
30. Rezoning case number (when applicable).
31. Existing and proposed use.
32. Refuse container location, size, and access thereto fully dimensioned.
33. Location of existing fire hydrants within three hundred (300) feet of the site boundaries.
34. When installation of fire hydrants is required, a sepia of the water plan approved by the City of Tucson must be submitted with the site plan. Single fire hydrants tapping directly into an existing water main can be shown on the site plan.
- 2.1 Site Plan. (Cont'd)
35. Location and dimensions of fire lane(s) including type of surface, curbing, and method of restricting public access (if applicable).
36. Code review checklist indicating:
 - a. U.B.C. occupancy classification;
 - b. U.B.C. type of construction;
 - c. Basic allowable areas and calculations for allowable area increases;
 - d. Fire rating requirements for exterior walls and protection of openings in exterior walls;
 - e. Occupant loads; and
 - f. Provision of automatic fire sprinklers.

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- 37. For buildings using or storing hazardous materials described in Chapter 9 of the U.B.C., information regarding hazardous processes, amount of hazardous materials, and Material Safety Data Sheets.
- 38. Prior approvals, such as Development Review Board, Lot Development Option, Board of Adjustment, Historic District Advisory Board, and Historical Commission.
- B. Legends and symbols used in the preparation of the site plan shall be in accordance with City of Tucson Drafting Standards.
- C. The site plan must be accompanied by a landscape plan with information specified in Development Standard 2-07.0. The site plan and landscape plan must show identical site layout to avoid conflict between the two plans.

2.2 Calculations.

- A. The following calculations are required on the site plan, including the methodology. If there is not enough space on the site plan to include these calculations, another plan sheet is used.
 - 1. Gross and net lot area.
 - 2. Floor area for each building.
 - 3. Percentage and area in square feet of building and accessory building coverage.
 - 4. Vehicular and bicycle parking spaces required and provided, including handicapped.
 - 5. Number of loading spaces required and provided.
 - 6. Percentage of building or lot area expansion. If the building(s) or lot area have been previously expanded, those calculations shall be included.
- B. When the proposed site is part of a larger site, the calculations encompass the entire site, whether existing or proposed. If the project is being phased, calculations must show that, at each phase, requirements are being met.
- C. A separate drainage report may be required by the Floodplain Section of the Engineering Division.

- 2.3 Preserved Riparian Habitat.** Where the property subject to a site plan includes any area within the regulatory floodplain, the site plan shall comply with Development Standard 9-06.0 unless such compliance is provided in a development plan or tentative plat.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-03.0
PLATTING PROCEDURES**

PLATTING PROCEDURES

2-03.1.0	GENERAL
2-03.2.0	TENTATIVE PLAT FORMAT AND CONTENT
2-03.3.0	TENTATIVE PLAT SUBMITTAL REQUIREMENTS
2-03.4.0	TENTATIVE PLAT REVIEW PROCESS
2-03.5.0	TENTATIVE PLAT APPROVAL
2-03.6.0	FINAL PLAT FORMAT AND CONTENT
2-03.7.0	FINAL PLAT SUBMITTAL REQUIREMENTS AND REVIEW PROCESS
2-03.8.0	FINAL PLAT APPROVAL
2-03.9.0	MINOR SUBDIVISION PLAT
2-03.10.0	LAND SPLITS
EXHIBIT I	INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-03.0.0 PLATTING PROCEDURES.

2-03.1.0 GENERAL.

- 1.1 Purpose. Subdivision review, like any other development review, is a partnership between the applicant and staff. Staff's responsibility in this partnership involves providing the applicant with concise information on what is required to provide a timely and efficient review. The applicant's responsibility in the partnership is to provide the information requested by staff in order to accomplish the goals of the review. This Standard has been prepared for the purposes of fulfilling staff's responsibility by informing prospective applicants and their agents of the review requirements so that proper and adequate information can be presented on all applications in a consistent manner, thereby providing the basis for an efficient and timely review.

This Standard does not waive any applicable City regulations.

- 1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.

2-03.2.0 TENTATIVE PLAT FORMAT AND CONTENT. A tentative plat serves as a document on which the proposed development is overlaid on a map showing the existing conditions of the property and the surrounding area. These conditions include topography and infrastructure improvements, as well as existing structures. The tentative plat shows such information so that the designer and the members of the Community Design Review Committee (CDRC) can determine whether the project will function as designed and will comply with applicable regulations.

If a development plan is required as part of the tentative plat submittal, refer to the appropriate Development Standard for content and specifications required on those plans.

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- 2.1 Tentative Plat Format. The information required as part of the tentative plat submittal will be shown graphically or provided by notes on the plat. The plat may comprise several sheets showing various elements of required data.
- A. All mapped data on a plat will be drawn at the same standard engineering scale, having no more than fifty (50) feet to the inch. The scale provides staff the ability to verify dimensions more easily. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes. On plats where the proposed lots are seven thousand (7,000) square feet or larger, a smaller scale may be used with prior approval by the City Engineer or designee and the Development Services Department (DSD).
 - B. Each sheet should measure 24" x 36" and include a one-half (½) inch margin on each side. This allows for standardization of material for more efficient record keeping and assures legibility when microfilmed. A larger sheet format may be used with the approval of DSD when it is determined legibility will not be affected for staff review or in photographic reduction for record keeping.
 - C. All lettering and dimensions will be the equivalent of twelve (0.12) point or greater in size. The purpose of this requirement is to assure that the lettering is legible when reproduced or when photographically reduced (microfilmed) for record-keeping purposes.
 - D. A small, project-location map will be provided, drawn at a scale of 3" = 1 mile. If possible, the map should be located in the upper right corner of the sheet. On multiple sheet drawings, the map will be located on the first sheet of the plat. The location map will provide the following information.
 - 1. Show the subject property approximately centered within a one (1) square mile area.
 - 2. Identify conditions within the square mile area, such as subdivisions, major streets, major watercourses, and railroads. Reference recorded subdivision plats by book and page numbers.
 - 3. Section, township, and range; section corners; north arrow; and the scale will be labeled.
 - 4. The City's jurisdictional limits will be shown, if within the mapped area.
 - E. If the plat contains more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project-location map required in Sec. 2-03.2.1.D may be used, in lieu of the index map, on plats having only two (2) or three (3) sheets.

**CITY OF TUCSON
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2.1 Tentative Plat Format. (Cont'd)

- F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the entire PAD District on the first sheet and indicate the location of the portion being developed.
- G. A title block with the following information is to be provided approximately in the lower right corner of the first page of the plat.
 - 1. Provide the proposed name of the subdivision. The proposed name shall not duplicate or approximate the name of any other recorded subdivision in Pima County, Arizona, unless the plat is a continuation of an existing plat. If it is a continuation, the lots or blocks must be identified differently from that on the existing plat. For example, if the recorded plat includes lots numbered 1 through 12, the proposed plat should begin with lot number 13.
 - 2. The number of proposed lots is to be noted. If the subdivision is a Residential Cluster Project (RCP), a condominium, or a similar type of residential subdivision utilizing special provisions of the *LUC*, a statement to that effect should be included.
 - 3. A brief legal description and a statement as to whether the project is a resubdivision are to be provided. On resubdivisions, provide the recording information of the existing subdivision plat.
- H. The north arrow, contour interval, and scale should be placed together on each sheet, preferably in the upper right corner of the plat.
- I. When possible, the subdivision drawing should be oriented with north toward the top of the page.
- J. A legend which shows and describes all symbols used on the drawing will be placed on either the first sheet of the plat or the first sheet which contains all or part of the subdivision drawing.

2.2 General Notes. The following general notes will appear on the tentative plat. Additional notes specific to each project are required where pertinent.

- A. *Ownership and Preparation Notes*.
 - 1. List the names, addresses, and telephone numbers of the primary owner of the site and the developer of the project.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-03.0
PLATTING PROCEDURES**

2.2 General Notes. (Cont'd)

2. List the name, address, and telephone number of the person, firm, or organization that prepared the plat and the applicable registration number, along with the seal and signature, of the land surveyor or professional engineer.

B. *Zoning and Land Use Notes.*

1. Place the S(YR)-__ subdivision case number and, if applicable, the C9-__-__ rezoning case number and/or the C15-__-__ annexation case number in the lower right corner of the plat next to the title block. The S file number will be provided after application and should be added to the plat on subsequent submittals. Since platting generally occurs after the start of the rezoning process, the C9 file number should be available before plat application.
2. List as a general note: "Existing zoning is ____."
3. If platting is in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval, if available.
4. Add the following note: "The number of lots is ____."
5. List the proposed use of the property.
6. Add a note identifying by case number any zoning variances or modifications that are applicable to the project, such as a Board of Adjustment variance, a Lot Development Option (LDO) modification, Project Design Option (PDO) modification, or Development Standard Modification Request (DSMR) together with the date and conditions of approval or, if the review has not been completed, a statement that it is in process.
7. Reference any of the following special overlay zones that are applicable, and add a note stating that the plat is designed to meet the overlay zone(s) criteria: LUC, Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource Zone (ERZ); Sec. 2.8.8, Historic Preservation Zone (HPZ); Sec. 3.6.1, Residential Cluster Project (RCP); or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code. Where the overlay zone requires a separate review process, note the case file number, date of approval, and any conditions placed on that approval or, if the review has not been completed, that it is in process. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

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2.2 General Notes. (Cont'd)

8. Add a note listing the gross area of the subdivision.
9. If applicable, add the following note: "This subdivision is subject to Ordinance No. _____ which established zoning in the _____ Annexation Area."

C. *Drainage Notes.*

1. Add the following note on all plats: "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."
2. If applicable, add the following notes and complete the blanks.
 - a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____." (List the lots affected by lot number.)

In the case of a one (1) block or one (1) lot plat, substitute the words, "This subdivision is affected by the City of Tucson Floodplain Regulations."
 - b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____." (List the lots affected by lot number.)

In the case of a one (1) block or one (1) lot plat, substitute the following: "A floodplain use permit and/or finished floor elevation certificates are required."
3. If the applications includes property with Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06 and shall include a note referencing all lots impacted, and state that the plat is designed to comply with the regulation.

D. *Streets and Roads Notes.*

1. Provide the following notes:
 - a. "All public roads and drainage improvements within and adjacent to this subdivision shall be constructed in accordance with approved plans. Construction plans shall be submitted to the City Engineer's Office for review and approval."
 - b. "Total miles of new public streets are _____."
"Total miles of new private streets are _____."

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2. On single family projects bounded or intersected by a Major Street or Route, list the following note: "Lots with frontage on a street designated a Major Street or Route shall have ingress-egress designed in a manner so that motor vehicles do not back out onto the Major Street or Route, through the use of circular drives, turnarounds, or other similar solutions."
- E. *Utilities Note.* All plats are to include the following note: "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."
- F. *Wastewater Management Notes.*
 1. If public sewers are provided, the following notes will appear on the plat, as applicable.
 - a. The following notes will be placed on all plats.

"On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."

"A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."
 - b. The following note will be placed on all plats in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."
 - c. The following note will be placed on all plats in instances where off-site sewer augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."
 - d. The following note will be placed on all plats if the tentative plat is for the development of a commercial or industrial subdivision: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."
 2. The following notes will be placed on the plat if private sewers are to be constructed on the property.

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2.2 General Notes. (Cont'd)

- a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."
- b. "A project Construction Permit must be secured from the Pima County Wastewater Management Department before beginning any work on this project."
- c. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers."

If no homeowners' association is being formed, use the following note.

"Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this subdivision."

3. The following note shall be placed on a commercial or industrial subdivision plat: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."
4. The following note will be placed on the plat if public and private sewers will be constructed or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."
5. The following note will appear on the plat if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to the submittal of the final plat."

- G. *Assured Water Supply Note.* In compliance with state law, a tentative plat cannot be approved unless there is an assured water supply to the proposed subdivision as certified by the Arizona Department of Water Resources. One (1) of the following notes will be provided on the plat, as applicable.

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2.2 General Notes. (Cont'd)

1. "This subdivision is within the planned water service area of the Tucson Water Department which is designated by the Arizona Department of Water Resources as having an assured water supply."
2. "This subdivision is not within the planned water service area of the Tucson Water Department but is within the service area of (list name of water utility) which is designated by the Arizona Department of Water Resources as having an assured water supply." (If this note applies, a certification letter from the Arizona Department of Water Resources is required at the time of tentative plat submittal.)

2.3 Existing Conditions. The following information shall be provided on the plat to indicate the existing conditions on site and within one hundred (100) feet of the site, except where the site is bounded by a street with a width of one hundred (100) feet or greater. In those situations, existing conditions across the street will be provided.

- A. Benchmark locations, the proposed location of and method of tie to permanent survey monuments or to the nearest section or quarter section corner, and the proposed location and type of subdivision control monuments will be shown. All monuments found or set will be described.
- B. The following plat boundary line information will be provided: the bearing in degrees, minutes, and seconds, with basis for bearings noted or shown; distances in feet and hundredths or other functional reference system. These will be delineated with solid lines.
- C. All existing easements will be drawn on the plat, and recordation information, locations, widths, and purposes shall be included. If the easement is not in use and proposed for abandonment, so indicate. Blanket easements should be listed in the notes, together with recordation data and their proposed status.
- D. The following information regarding the existing public right-of-way will be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.
- E. The following information regarding existing utilities will be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, and storm and sanitary sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property. Show sewer line invert elevations.

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2.3 Existing Conditions. (Cont'd)

- F. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).
 - 1. For land that slopes less than approximately one (1) percent, contour lines will be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.
 - 2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines will be drawn at intervals of not more than two (2) feet.
 - 3. For land that slopes more than five (5) percent, contour line intervals will be drawn which will satisfy the specific requirements of Sec. 2.8.1 of the *LUC*, Hillside Development Zone; Development Standard 2-12.0, Hillside Development Zone (HDZ) Standard; and Development Standard 9-04.0, Hillside Development Site Improvement.
 - 4. Protected peaks and ridges will be delineated on the plat, if applicable.
- G. Existing storm drainage facilities on and adjacent to the site shall be shown.
- H. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., are to be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled to be removed or retained.
- I. Conditions on adjacent land significantly affecting the design of the subdivision will be shown. This includes items such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.
- J. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, will be indicated.
 - 1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the plat boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.
 - 2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.
 - 3. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

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2.3 Existing Conditions. (Cont'd)

3. A symbol identical to that used to represent the water surface contour intervals shown on the plat should be included in the legend.

2.4 Proposed Subdivision Information. The following items will be shown on the proposed tentative plat.

- A. Draw in all proposed lot lines with approximate distances and measurements.
- B. Identify each block or lot by number within the subdivision boundary and include the approximate square footage of each, or a note may be provided stating that all lots comply with the minimum lot size requirements.
- C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.
- D. If a project is split by one (1) or more zoning boundaries, all zoning classifications, on and adjacent to the project, shall be indicated on the drawing with zoning boundaries clearly delineated. If the property is being rezoned, use those boundaries and classifications.
- E. If the project is phased, each phase must comply with Code requirements as a separate entity. Provide calculations and setback dimensions indicating how this is achieved. Show phase lines on the drawing.

The reason this is required is that the Code is applied on the project as proposed for construction at that time. It cannot be guaranteed that future phases will be constructed as designed or if they will be constructed at all.

- F. Proposed traffic circulation will be designed in accordance with Street Development Standard 3-01.0, to include streets, intersections, street names, right-of-way widths, curve radii of centerlines and curb returns, and proposed improvements, such as pavement, curbs, access points (driveways), handicap ramps, and sidewalks. Street improvements, such as sidewalks, curbs, pavement, and handicap ramps, do not need to be drawn on the plat if such information is provided on typical street cross sections.

Indicate if streets are to remain private or are to be dedicated to the public. Indicate the proposed street names, if available.

If the project is phased, later phases are to be assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of the future phases into this project are required.

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2.4 Proposed Subdivision Information. (Cont'd)

- G. If streets are proposed, indicate if they are designed for on-street parking to accommodate visitor parking or if parking is provided in common parking areas. Visitor parking is to be evenly distributed and usable by all residents of the project. Extra parking on individual lots, such as tandem parking in driveways, does not count toward visitor parking, as it is not available to other property owners within the project.

Streets designed at the minimum width, without on-street parking, need clearance for access to all homes by life safety vehicles and, where no alleys are provided, by refuse collection vehicles. If motor vehicles are parked along streets that are not designed to allow for parking, life safety services will be inhibited and, in many situations, blocked.

Single family projects should be designed with the understanding that families buying into the project will have the standard family gatherings, such as birthday parties, wedding anniversaries, and similar celebrations. Therefore, all single family projects should be designed with some minimum visitor parking so that gatherings can occur, while providing minimal consideration that life safety services can still be provided.

- H. Street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* will be shown. If the project is within an adopted neighborhood plan area, check for street design or width requirements. Proposed street or alley vacation will be noted. If vacation has occurred, provide the recording information.

Projects bounded by streets having only a portion of the right-of-way width dedicated will be required to dedicate right-of-way, up to one-half ($\frac{1}{2}$), to complete the street width.

- I. Identify and provide dimensions, approximate areas in square footage, and purposes of any lots proposed for dedication (such as open spaces, recreation areas, or natural areas) or for reservation for a public use (such as public parks, water facilities, or school sites).
- J. All proposed easements (utility, sewer, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.
- K. A conceptual grading plan is required on projects with significant topographic conditions. The need for such a plan will be determined by the City Engineer or designee.

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2.4 Proposed Subdivision Information. (Cont'd)

- L. In conjunction with the required drainage report, prepared in accordance with the City Engineer or designee's instructions and procedures, the following information will be indicated on the tentative plat. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.
 - 1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.
 - 2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.
 - 3. Indicate locations and types of drainage structures, drainage crossings, pipe culverts, etc.
 - 4. Provide proposed ground elevations at different points on each lot for reference to future grading and site drainage.
 - 5. Verification is required when any drainage solution occurring outside the boundaries of the plat is constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)
 - 6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the plat.
 - 7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.
- M. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and sight visibility triangles, will be shown for all affected lots. Zoning setbacks should not be delineated unless the setback is a condition of approval for a rezoning or an overlay zone.
- N. The following Pima County Wastewater Management information will be indicated on the tentative plat.
 - 1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-through locations, should be shown if applicable.
 - a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plat.

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- b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plat which states the following: "No permits will be issued for any structure proposed to be built within a sewer easement."
 - c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.
 - d. All sanitary sewers will be designed to provide gravity flow, if possible.
- O. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-03.3.0 TENTATIVE PLAT SUBMITTAL REQUIREMENTS. All tentative plat applications and required documents are submitted to DSD which is the review coordinating agency for the City.

- 3.1 Application Packet. All tentative plat applications are to include the following documents. Blueline prints are to be submitted, folded to an 8½" x 11" format as shown in **Exhibit I**.
 - A. Submit the CDRC application form that is provided by DSD, completed and signed by the owner or developer.
 - B. Submit thirty (30) blueline prints of the tentative plat. The plat must contain the signature and seal of the land surveyor or professional engineer, registered in the State of Arizona, who prepared the plat.
 - C. Submit eight (8) blueline prints of the landscape plan, if landscaping is required.
 - D. Submit eight (8) copies of the native plat preservation plan/report.
 - E. Submit five (5) copies of a title report (current within ninety [90] days).
 - F. Submit two (2) copies of a drainage report or statement prepared and stamped by an engineer registered in the State of Arizona as required by Floodplain Regulations.
 - G. Submit the letter of certification on assured water supply, if the project is not served by the City of Tucson Water Department.
 - H. If the proposed development is a condominium conversion, submit five (5) copies of the approved building permit site plan sheet (with approval signatures affixed).
 - I. Submit the appropriate review fees calculated in accordance with Development Standard 1-05.0.

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3.1 Application Packet. (Cont'd)

- J. Any additional documentation required as the result of a condition of approval on a rezoning case, area plan, neighborhood plan, or Planned Area Development (PAD) zone will be provided.

These may include verification of neighborhood notification, traffic studies, grading plans, etc.

- K. Submit a development plan, if applicable. A development plan is required with a proposed tentative plat if the property is part of a rezoning. A development plan is also required if it is a condition of a Mayor and Council action on the property, such as an annexation or a Planned Area Development (PAD) zone; if it is required by the zoning district; or if the project is being developed as a Residential Cluster Project (RCP). The Zoning Review Section at DSD should be contacted if there are any questions as to whether or not a development plan is required.

If a development plan is required, refer to the applicable Development Standard for the special development criteria submittal requirements, which may include review of other documents, such as landscape plans.

- L. If the proposed project is within the applicability of the Hillside Development Zone (HDZ) or the Environmental Resource Zone (ERZ), Development Standards 2-12.0 and 2-13.0, respectively, refer to the applicable Development Standard for any additional required documentation.

If the project is subject to the WASH ordinance, submit documentation required by that ordinance to the City Engineer's Office, and provide general notes on the plat as to how the project is designed to comply.

3.2 Related Reviews. In addition to the tentative plat process, a project may require review for other types of approvals. Where applicable, the applications for those processes are submitted to the appropriate department for review and approval.

- A. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that special review. The application package for HPZ review is submitted to the Planning Department, and the application package for SCZ and ERZ review is submitted to the Zoning Review Section at DSD. These application packages may be submitted at the same time as the tentative plat application is submitted to DSD.
- B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management for review and approval and have construction completed prior to issuance of any permits for building construction.

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- C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur, if requested or when required as a condition of rezoning.
- D. Applications for street or alley right-of-way vacations or easement abandonments are to be made to the Real Estate Division of the Department of Transportation.
- E. Applications for variances (Board of Adjustment) or modifications (Lot Development Options or Project Design Options) of zoning regulations, as provided in the *LUC*, are submitted to the Planning Department. Requests for modification of Development Standard requirements are submitted to DSD. These applications can be submitted concurrently with the tentative plat with the understanding that the plat may require redesign if the request is not approved.
- F. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.

2-03.4.0 TENTATIVE PLAT REVIEW PROCESS.

- 4.1 Preapplication Conference. Preapplication conferences are held once a week and prospective subdivision applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the subdivider by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project.
- 4.2 Application. Tentative plat applications, in compliance with Sec. 2-03.3.1 of this Standard, are submitted to DSD. Concurrent tentative and final plat submittal and review will be permitted upon approval by the DSD Director.

Incomplete submittals are generally not accepted for review. Should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

- 4.3 CDRC Review of Tentative Plat. After acceptance of the tentative plat submittal, the documents are distributed to the CDRC members for review and comment. The plat is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the CDRC meeting. Each CDRC agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified. The CDRC reviews the tentative plat in accordance with Development Standard 1-03.0, Community Design Review Committee (CDRC).

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- 4.4 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plat to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the plat review.
- 4.5 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant will submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plat or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blueline print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a timely manner if advised where and how revisions were made.

- 4.6 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless there are major revisions affecting the design of the project or there is new documentation, previously not submitted, included in the revision packet, the resubmittal review time will be seven (7) working days in length.

2-03.5.0 TENTATIVE PLAT APPROVAL.

- 5.1 Tentative Plat Approval. Tentative plats are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the tentative plat and DSD has verified that all related reviews in accordance with Sec. 2-03.3.2 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all comments which were the basis for the CDRC recommended approval.
- A. Submit twelve (12) blueline prints of the tentative plat, folded to an 8½" x 11" format as shown in ***Exhibit I***.
 - B. Submit one (1) positive-reading sepia, rolled.
 - C. If a development plan was required during the review, submit twelve (12) blueline copies each of the development plan and the associated landscape plan.

Upon receiving CDRC approval and receipt of the required documents, the DSD Director or designee shall approve the tentative plat. The submitted documents will be signed by the DSD Director or designee and distributed to the appropriate agencies. On plats that are dependent upon obtaining a rezoning on the subject property, the tentative plat cannot be approved or signed until thirty (30) days after the adoption of the rezoning ordinance.

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- 5.2 Grading Plan. Generally, the grading plans may be submitted for review upon approval of the tentative plat. Should the applicant wish, the grading plan can be submitted after the second resubmittal of the tentative plat; however, the grading plan cannot be approved unless it is in conformance with an approved tentative plat. In the case of a tentative plat submitted in conjunction with a rezoning request, the grading plan and the tentative plat cannot be approved until thirty (30) days after adoption of the rezoning ordinance.

2-03.6.0 FINAL PLAT FORMAT AND CONTENT. A final plat serves as a survey document suitable for recordation of all or part of an approved tentative plat. The final plat must conform to the approved tentative plat in lot configuration, design, and required conditions of development. The final plat, once approved, is recorded in the Pima County Recorder's Office. The final plat is kept on file and becomes part of the permanent record for the subject site.

- 6.1 Final Plat Format. The information required as part of the final plat submittal will be shown graphically or provided by notes on the plat. The plat may comprise several sheets showing various elements of required data.
- A. All mapped data on a plat will be drawn at the same standard engineering scale, having no more than forty (40) feet to the inch. The scale provides staff the ability to verify dimensions more easily. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes.
 - B. Each sheet will measure 24" x 36" and include a two (2) inch margin on the left side and one-half (½) inch margins on the remaining sides to comply with standardization requirements of state law for recorded plats. Please keep in mind, when selecting the material on which the plat will be drawn, that a specific material is required for recordation by the Pima County Recorder's Office. Please refer to Sec. 2.03.8.1.A of this Standard.
 - C. All lettering and dimensions will be the equivalent of twelve (0.12) point or greater in size. The purpose of this requirement is to assure that all lettering is legible when reproduced or when photographically reduced (microfilmed) for record-keeping purposes.
 - D. A small, project-location map will be drawn in the upper right corner of the first sheet of the plat at a scale of 3" = 1 mile. The location map shall provide the following information.
 - 1. Show the subject property approximately centered within a one (1) square mile area.
 - 2. Identify conditions within the square mile area, such as subdivisions, major streets, major watercourses, and railroads. Reference recorded subdivision plats by book and page numbers.

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6.1 Final Plat Format (Cont'd)

3. Section, township, and range; section corners; north arrow; and the scale will be labeled.
4. The City's jurisdictional limits will be shown, if within the mapped area.
- E. If the plat contains more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project-location map required in Sec. 2-03.6.1.D may be used as the index map on plats having only two (2) or three (3) sheets.
- F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the entire PAD District on the first sheet, indicating the location of the portion being developed.
- G. Place the words "Book ____ Page ____" in both the upper and lower right corners outside the margin line. The blanks will be completed by the Pima County Recorder's Office at the time of recordation.
- H. A title block with the following information is to be provided in the lower right corner of each sheet.
 1. Subdivision name; number of blocks, lots, and/or units; and common area.
 2. Legal description by section, township, and range.
 3. If the final plat is a resubdivision of a previously recorded plat, indicate the title and the book and page reference of the existing subdivision.
- I. Orient the subdivision drawing with north toward the top of the page, when possible. Place a north arrow on each sheet in the upper right corner with the scale of the drawing beneath the arrow. All lettering, dimensions, etc., will be oriented to the north.
- J. Line weights will reflect the nature of the line, e.g., right-of-way lines will be more prominent than lot lines or easements, and drainageways will be in heavy solid lines except at street crossings.
- K. The S(YR)-__ subdivision case number assigned to the approved tentative plat will be placed in the lower right corner of the plat next to the title block. If the property is subject to a rezoning case, the C9-__-__ rezoning case number is to be noted also.

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6.1 Final Plat Format (Cont'd)

- L. A legend which shows and describes all symbols used on the drawing will be placed on either the first sheet of the plat or the first sheet which contains all or part of the subdivision drawing.

6.2 General Notes. The following general notes will appear on the final plat. Additional notes specific to each project are required where pertinent. Complete the blanks where the information is available.

- A. "The gross area of this subdivision is ____ acres."
- B. "The total number of lots is ____."
- C. Provide the following notes:
 - "Total miles of new public streets are ____.
 - "Total miles of new private streets are ____."
- D. If the property is subject to conditions of rezoning, add the following note: "This plat is subject to the conditions of rezoning case number C9-__-__, unless superseded by a subsequent rezoning ordinance."
- E. If subject to floodplain requirements, add the following note: "Prior to issuance of any building permit, a Flood Plain Use Permit is required for Lots ____."
- F. If the property is subject to the requirements of the Hillside Development Zone, add the note: "Prior to the issuance of any building permits, Hillside Development Zone approval is required for Lots ____."
- G. If a Board of Adjustment variance is granted, provide the following note: "This plat is subject to Board of Adjustment variance C10-__-__, unless expired or superseded by a subsequent application."
- H. Add the following note on all plats. The purpose of this note is solely for review for compliance with local and state laws governing subdivision and lot splits. "There will be no further division of lots without the expressed approval of the City of Tucson."
- I. If the subdivision was the result of a rezoning case and did not require submittal and review of a tentative plat, add the following note: "Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."
- J. If applicable, add the following note: "This subdivision is subject to Ordinance No. ____ which established zoning in the _____ Annexation Area."

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6.3 Final Plat Standard Paragraphs. The following statements will be provided on the final plat, as applicable. All signatures must be in permanent, black, india ink and be accompanied by a notary signature and seal.

- A. Certification of Survey. A statement signed by a registered professional land surveyor must be placed on the first page to the effect that the plat represents a survey certified by that surveyor; that all the monuments shown thereon actually exist; and that the location, size, and materials are correctly shown. The statement is as follows.

CERTIFICATION OF SURVEY

"I hereby certify that the boundary survey as shown on this plat was performed under my direction and that all existing or proposed survey monuments and markers shown are correctly described. I further certify that this plat was prepared under my direction."

Printed Name

Seal and Signature

- B. Dedications. A DEDICATIONS paragraph is required and must be placed on the first page of the plat to the effect that all streets, alleys, easements, and other rights-of-way and any lands for public uses are dedicated by this plat to the public or for private use. The paragraph entitled DEDICATIONS consists of four (4) elements: a statement of certification of title; a dedication statement; a hold harmless clause; and a signature line(s) for the property owner(s).

1. Certification of Title. The following statement represents a typical certification of title and is to be included in the paragraph. The paragraphs may be amended to fit the applicable situation.

"(I/We), the undersigned, hereby warrant that (I am/we are) the owner(s) and the only (party/parties) having any interest in the land shown on this plat, and (I/we) consent to the subdivision of said land in the manner shown hereon."

Printed Name

Signature

2. Dedication Language. Use one (1) of the following four (4) statements as may be appropriate for the plat. Sec. 2-03.6.3.B.2.c may be used in subdivisions with private elements. Sec. 2-03.6.3.B.2.d may be used where electrical facilities are not specifically located in common areas.

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6.3 Final Plat Standard Paragraphs. (Cont'd)

- a. "(I/We) hereby dedicate and convey to the Public forever all rights-of-way as shown hereon, including all streets, roads, parks, easements, and drainageways."
 - b. "(I/We) hereby grant to the Public and all utility companies all easements as shown hereon for the purposes of access for installation and maintenance of public sewers and utilities and other uses as designated by this plat."
 - c. "Private streets, drainageways, and common areas, as shown hereon, are reserved for the private use and convenience of all owners of property within this subdivision and are granted as easements to the Public and all utility companies for the purposes of access, installation, and maintenance of utilities, drainage, and public sewers. Title to the land of all private streets, drainageways, and common areas shall be vested in an association of individual lot owners as established by Covenants, Conditions, and Restrictions recorded in Docket ____ at Pages ____ through ____ in the office of the Pima County Recorder. The association will accept responsibility for control, maintenance, and liability for the private streets, drainageways, private sewers, and common areas within this subdivision."
 - d. "Private streets, drainageways, and common areas shown on this plat are reserved for the private use and convenience of all owners of property within this subdivision, and easements are granted to the Public and all utility companies together with access for the installation, maintenance, and improvements of aboveground and underground utilities, public sewers, and drainage. Title to the land of all private streets, drainageways, and common areas will be vested in an association of individual lot owners as established by Covenants, Conditions, and Restrictions recorded in Docket ____ at Pages ____ through ____ in the office of the Pima County Recorder. The association will accept responsibility for control, maintenance, and liability for the private streets, drainageways, private sewers, and common areas within this subdivision."
3. Add the following hold-harmless statement: "(I/We), the undersigned, do hereby hold harmless the City of Tucson, its successors and assigns, their employees, officers, and agents from any and all claims for damages related to the use of the property depicted on this plat now and in the future by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."

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6.3 Final Plat Standard Paragraphs. (Cont'd)

4. Add the signature lines for the property owners. The number of signatures depends on the number of persons who have fee title interest according to a title report current within thirty (30) days of recordation of the proposed plat.

- C. If applicable, the following BENEFICIARY block must be included on the title page.

BENEFICIARY

"The beneficiary of (Title Company Name and Trust Number) is (Name and Address)."

- D. Approval and Recording Data Blocks.

The APPROVAL paragraph, where the City Clerk certifies that the plat has been approved by Mayor and Council, and the RECORDING DATA paragraph, which provides space for the recording information, must be placed on the first sheet of the plat adjacent to each other. The paragraphs are as follows.

APPROVAL

"I, (fill in name of current City Clerk), Clerk of the City of Tucson, Arizona, hereby certify that this plat was approved by the Mayor and Council of the City of Tucson, Arizona, on this ____ day of _____, 20__."

Clerk, City of Tucson

Date

RECORDING DATA:

State of Arizona

No. _____

]S.S.

County of Pima

Fee _____

Filed for record at the request of (fill in name) _____
_____ on this _____ day of _____, 20__, at
_____.m. in Book ____ of Maps and Plats at Page ____ thereof. Witness my
hand and official seal, the day and year above as written.

(Name of current Recorder)

Pima County Recorder

Deputy County Recorder

- E. Assurances.

The following ASSURANCE block must be placed on the plat's first sheet.

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6.3 Final Plat Standard Paragraphs. (Cont'd)

ASSURANCES

"This is to certify that all improvements, such as streets, sidewalks, sewers, water and utility installation, drainage and flood control facilities, and monuments, required by the City of Tucson have been completed or the future completion of such improvements has been assured by the posting of performance bonds, assurances, or other security as the City of Tucson deems necessary and proper."

City of Tucson Development Services Department Director

City of Tucson Engineer

6.4 Proposed Subdivision Information. The following will be shown on the final plat.

- A. Indicate the name and width of each street, alley, easement (type), and drainageway within the subdivision boundary being created by this plat. Label each as public or private, along with the appropriate dedication notation.
- B. Identify each block or lot within the subdivision boundary by number, and include the square footage of each.
- C. If the project has common areas, label each common area individually with a separate letter designation. Enclose with a solid line each common area, private street, etc., that will have separate restrictions, a separate homeowners' association, or any common area that is separated by a public right-of-way.
- D. Provide location, dimensions, areas in square footage, and purposes of lots proposed for dedication (such as open spaces, recreation areas, and natural areas) or for reservation for a public use (such as public parks, water facilities, and school sites).
- E. Show required setbacks, such as erosion hazard, drainage, etc.
- F. Show the limits of the 100-year floodprone area in a surveyable and readily retraceable manner with frequent ties to intersecting lot lines for all flows of one hundred (100) cfs or more.

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- G. Corner lots may be designated with a star symbol indicating which street will be used for access. Use of this designation may limit design options for access. In instances where the City, for safety reasons, limits accessibility, a one (1) foot no-access easement will be required.
- H. Show no-vehicular access easements where applicable.
- I. Show detention/retention areas in a surveyable and readily retraceable manner.
- J. Show the boundaries of all protected peaks and ridges, if applicable.
- K. If the final plat represents one (1) phase of a multiphased project and access is provided through this phase to the future phases, indicate the access easements or public streets on this plat that will guarantee the access.
- L. Areas that include Protected Riparian Area shall be shown on the plat in a surveyable manner and designated as a areas where no further development is permitted.

6.5 Survey Information.

- A. Indicate primary control points, or descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat will be referred. Where a coordinate system has been established by the City Engineer or County Engineer, primary control points may be referenced thereto. At least one (1) corner of the subdivision will be tied by course and distance to a section corner, a quarter section corner, or an established City or County survey monument. The plat must include a description of that corner marker and an indication of how the bearings were determined. Corner tie recordation information is to be provided on the plat.
- B. Indicate tract boundary lines; right-of-way and centerlines of streets, easements, and other rights-of-way; and property lines of residential lots and other sites, with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves.
- C. Additional details to be shown are as follows.
 - 1. Basis of bearings - The purpose of the basis of bearings on a survey is to enable another surveyor to retrace the original survey. As such, the statement must be referenced to found, readily locatable monuments. There are three general methods of establishing bearings.
 - a. Reference to a record of survey or a recorded plat.
 - b. Astronomic (normally solar or polaris).
 - c. Assumed.

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6.5 Survey Information. (Cont'd)

The basis of bearings should be established from two (2) found, physically monumented points described and shown on the final plat. If the monuments at each end of the reference line are fully described on the plat, they need not be described in the "Basis of Bearings" statement.

2. Label all boundary lines as to exact nature.
3. The boundary survey and section breakdown must be shown, if performed.
4. All boundary monumentation must be labeled as "found" or "set."
 - a. Fully describe and show all markings on found monuments.
 - b. A one-half ($\frac{1}{2}$) inch iron rod tagged by a registered land surveyor will be set at all corners upon completion of construction.
5. Show the distance and bearing between all monuments used. Indicate whether measured or calculated. Measured is the physical, direct occupation of a point/line by line of sight and not through calculations of other measured distances.
6. In castings for points on section and quarter section lines, the standard survey monuments must be set on the street monument line at all intersections, points of curves (P.C.s), points of reverse curves (P.R.C.s), stub street termini, and at radius points of cul-de-sacs, eyebrows, or knuckles. All street monuments must be in place, stamped, and punched before public streets will be accepted for maintenance. Crossed out manhole covers are not acceptable survey monuments.

6.6 Protective Covenants. Protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) establishing responsibility for construction, maintenance, and ownership of any proposed common area, open space, private street, or similar joint use, when needed, will:

- A. Provide for maintenance of and liability for any proposed commonly-owned areas; and
- B. Include the various conditions of rezoning or other special situations requiring permanent administration by an owners' association.

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2-03.7.0 FINAL PLAT SUBMITTAL REQUIREMENTS AND REVIEW PROCESS. The final plat is submitted to DSD which is the coordinating agency for subdivision review. Review of final plats is normally initiated after the tentative plat has been approved, unless concurrent tentative and final plat submittal is permitted by DSD. Final plats may also be submitted for review prior to the approval of a tentative if a minimum of two (2) reviews of the tentative plat have occurred. In any case, submittal of the final plat prior to approval of the tentative plat is done at the applicant's risk since changes could be required of the tentative that may affect the final plat.

Incomplete submittals are generally not accepted for review. Should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

7.1 Submittal Packet. All final plat submittals are to include the following documents. Blueline prints are to be folded to an 8½" x 11" format as shown in ***Exhibit I.***

- A. Submit the CDRC application form that is provided by DSD, completed and signed by the owner or developer.
- B. Submit twenty (20) blueline prints of the final plat. The plat will contain the signature and seal of the land surveyor, registered in the State of Arizona, who prepared the plat. If engineering information is provided on the final plat, the seal and signature of the responsible engineer is also required.
- C. Submit the appropriate review fees calculated in accordance with Development Standard 1-05.0.
- D. Any additional documentation or information required as the result of a condition of rezoning will be provided, when applicable.
- E. Four (4) copies of the protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) in recordable form will be submitted with the final plat, when applicable.
- F. If the development is a conversion to a residential condominium development, the affidavits and information, as indicated in the *LUC*, Sec. 4.1.9.1 and Sec. 4.1.9.2, will be submitted with the initial submittal of the final plat.
- G. Financial assurances are generally required to be submitted as part of the final plat submittal. Exceptions to this requirement will be allowed if, in these instances, the City Engineer's Office is advised that the final plat submittal does not include the assurances. However, assurances must be submitted to the City Engineer's Office some time during this review phase. The final plat cannot be scheduled for Mayor and Council consideration until the assurances are approved by the City Engineer's Office.

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- 7.2 CDRC Review of Final Plat. After acceptance of the final plat submittal, the documents are distributed to the CDRC members for review and comment. The plat is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the meeting. Each CDRC agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one time and location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified.
- 7.3 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plat to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the plat review.
- 7.4 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant will submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plat or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blue-line print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed.

- 7.5 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless new documentation, previously not submitted, is included in the revision packet, the resubmittal review time will be seven (7) working days in length.

2-03.8.0 FINAL PLAT APPROVAL.

- 8.1 Final Plat Approval. Final plats are approved by the Mayor and Council. Once the CDRC recommends approval of the final plat, the following documents are submitted to DSD. All documents to be submitted will reflect all comments that are the basis for the CDRC recommended approval.
- A. Submit the original, direct-reading, double matte photomylar of the final plat as approved, with all appropriate original signatures and seals affixed.
 - B. Submit original documents that require recordation in conjunction with the plat, such as CC&Rs, consents to dedicate, and financial assurances, with appropriate signatures affixed.
 - C. Submit one (1) rolled blue-line of the final plat as approved with all appropriate signatures and seals affixed.

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8.1 Final Plat Approval. (Cont'd)

- D. Submit two (2) copies of an updated title report (current within thirty [30] days). A statement from the title company certifying the title report previously submitted is still valid is acceptable in place of an additional title report.
- E. Forty-four (44) copies of a half-size reduction of the final plat as approved will be printed by DSD. The cost of providing the prints will be the responsibility of the applicant. The amount will be determined by DSD.
- F. Fees for recordation and reproduction as required in Sec. 4.1.6.2.A.2 of the *LUC* must be submitted. Recordation fees are as currently required by the Pima County Recorder's Office. Reproduction fees include the cost of providing a direct-reading, double matte photomylar of the plat after recordation to the following five (5) City and County departments: City Engineer's Office; Tucson Water; County Recorder's Office; County Assessor's Office; and County Addressing.

The applicant will be advised of the fee amounts by DSD.

When DSD has received the required documents and fees from the subdivider, DSD will request that the City Manager's Office schedule the final plat for Mayor and Council consideration on the next available agenda.

- 8.2 Recordation. The mylar of the final plat and accompanying documents are transmitted to the City Clerk prior to the Mayor and Council meeting for recordation after Mayor and Council approval.

2-03.9.0 MINOR SUBDIVISION PLAT. A minor subdivision plat is a proposed subdivision project which complies with the criteria in Sec. 4.2.2 of the *LUC*. It is small in size and is simple in design to the extent that a tentative plat is not required. Although a tentative is not required, engineering information is needed to review the project for compliance with regulations and good engineering practices. Some information, generally on a preliminary basis, will be required with the plat application to assure compliance with regulations and engineering practices.

- 9.1 Preapplication Conference. One of three (3) sets of criteria, Group A, Group B, or Group C, per Sec. 4.2.2 of the *LUC*, must be complied with for the plat to be a minor subdivision. Review at a preapplication conference is required, at which time the applicant will provide appropriate information to show that there are not sufficient design or technical issues to warrant review of a tentative plat. Determination as to whether or not review of a tentative plat is warranted will be made by the CDRC upon evaluation of the information.

DSD is to be contacted for scheduling the preapplication conference. It is necessary that the following information be submitted for CDRC review at least one (1) week prior to the scheduling of a preapplication conference for the CDRC to make a determination as to whether or not a tentative plat is warranted.

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- 9.1 Preapplication Conference. (Cont'd)
- A. Submit a topographic map of the site.
 - B. Provide a preliminary sketch of the site showing the street improvements and location of the utilities that would serve the site. This includes gas, electric, water, wastewater, and communication lines.
 - C. A recent aerial photo showing existing conditions, with a minimum scale of 1:200, should be submitted.
 - D. Include a concept grading plan with the submittal.
 - E. Provide preliminary sketches of the proposed street cross section, if applicable.
- 9.2 Format. Minor subdivision plats are prepared as final plats complying with Sec. 4.1.6 of the *LUC* and the final plat requirements of this Standard.
- 9.3 Application. Submittal requirements for a final plat include the following items. The site information may be submitted as one drawing or as separate drawings. The application is submitted to DSD.
- A. Submit the application form, completed.
 - B. Submit twenty-six (26) blue-line prints of the final plat. The plat will contain the signature and seal of the land surveyor, registered in the State of Arizona, who prepared the plat. If engineering information is provided on the final plat, the seal and signature of the responsible engineer is also required.
 - C. Submit appropriate fees calculated in accordance with Development Standard 1-05.0.
 - D. Four (4) copies of the protective covenants or Covenants, Conditions, and Restrictions (CC&Rs) in recordable form will be submitted with the final plat, when applicable.
 - E. Financial assurances are generally required to be submitted as part of the final plat submittal. Exceptions to this requirement will be allowed if, in these instances, the City Engineer's Office is advised that the final plat submittal does not include the assurances. However, assurances must be submitted to the City Engineer's Office at some time during this review phase. The final plat cannot be scheduled for Mayor and Council consideration until the assurances are approved by the City Engineer's Office.
 - F. Provide eight (8) copies of a concept grading plan.
 - G. Include two (2) copies of a drainage report or statement, as applicable.

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9.3 Application. (Cont'd)

- H. Submit eight (8) copies of a topographic map of the site.
- I. Submit twenty-six (26) copies of a map indicating the location of utility services.
- J. Submit the letter of certification on assured water supply if the project is not served by the City of Tucson Water Department.
- K. Submit five copies of a title report (current within ninety [90] days).

9.4 Review, Approval, and Recordation. Minor subdivision plats will be reviewed through the same process as a final plat as provided in Sec. 2-03.7.0 of this Standard. However, because a tentative plat has not been reviewed, minor subdivision review will incorporate compliance with the Tucson Code as normally accomplished during the tentative plat process.

2-03.10.0 LAND SPLITS.

10.1 Preapplication Conference. A preapplication conference is not required but is available to potential applicants through DSD. The preapplication conference is for the purposes of providing as much preliminary information to the applicant as possible to assure an efficient and timely process once the application is submitted.

10.2 Submittal Requirements. The following documents and information are to be submitted at the time of application to the Zoning Review Section at DSD.

- A. Submit two (2) copies of a drawing or sketch of the proposed land splits which includes the original parcel as configured twenty (20) years before the current date or on the date of annexation, if later. The drawing should be fully dimensioned and prepared at a scale to maintain legibility. The size of the sheet shall be 8½" x 11" or greater. Lettering should be of a size to remain legible when photographically reduced for record keeping. The drawing shall show any existing buildings and provide the measured distance from the buildings to the existing and proposed lot lines. The drawing should also show locations of street rights-of-way and existing utility easements.
- B. Submit one (1) copy of the history of the original parcel as configured twenty (20) years before the current date or on the date of annexation, if later, and subsequent land splits that may have occurred. The property information available at the Pima County Assessor's Office establishing existing land split dates is acceptable. Such information is reviewed in determining whether or not the proposed land split constitutes a subdivision.
- C. Submit the completed application form.

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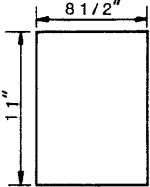
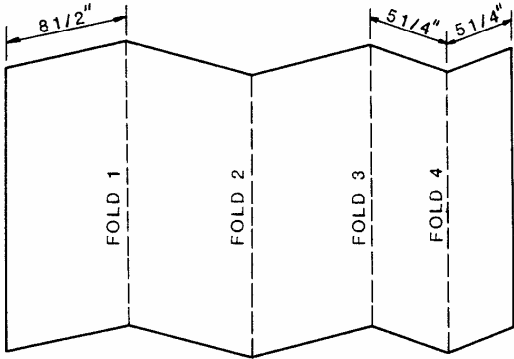
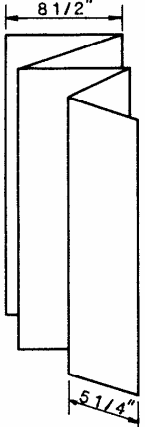
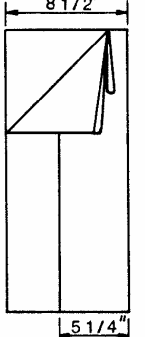
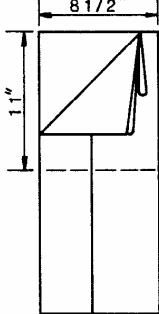
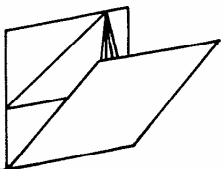
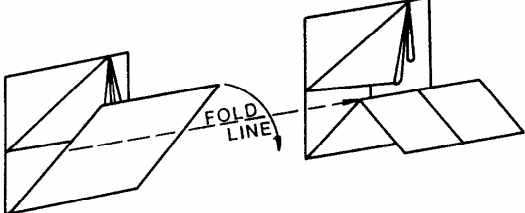
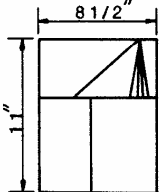
10.2 Submittal Requirements. (Cont'd)

- D. If shared use of facilities with adjacent properties is contemplated, such as driveways, two (2) copies of the legal instruments that will be recorded establishing the shared aspects of the project are to be submitted.
- E. If access to the proposed lots is to be by easement or private street, two (2) copies of the legal instruments that will be recorded establishing the right of use are to be submitted.

10.3 Review and Approval. Application is to the Zoning Review Section at DSD. Zoning Review staff will review for compliance with requirements as provided in Sec. 4.3.3 of the *LUC*. Review will be conducted by the Zoning Review Section.

The land split drawing will be the document signed by staff for approval purposes. A copy will be kept on file for the purposes of issuing permits.

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<p style="text-align: center;"><u>STEP 1</u></p> <p>Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.</p> <div style="text-align: center;"></div> <p>This instruction sheet is 8 1/2" X 11" size.</p>	<p style="text-align: center;"><u>STEP 2</u></p> <p>Fold the remaining 10 1/2" in half; this completes fold number 4.</p> <div style="text-align: center;"></div>
<p style="text-align: center;"><u>STEP 3</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"></div><div style="text-align: center;"></div></div> <p style="text-align: center;">Fold down the corner, all but the last panel.</p> <p>With the 5 1/4" fold to the right</p>	<p style="text-align: center;"><u>STEP 4</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"></div><div style="text-align: center;"></div></div> <p style="text-align: center;">Fold the lower portion up.</p>
<p style="text-align: center;"><u>STEP 5</u></p> <div style="text-align: center;"></div> <p style="text-align: center;">Fold the front part in half.</p>	<p style="text-align: center;"><u>STEP 6</u></p> <div style="text-align: center;"></div> <p style="text-align: center;">The folded print should be 8 1/2" X 11".</p>

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-04.0
SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS**

SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS

- 2-04.1.0 GENERAL**
 - 2-04.2.0 SITE PLAN SUBMITTAL REQUIREMENTS**
 - 2-04.3.0 SITE PLAN REVIEW PROCESS**
-

2-04.0.0 SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS.

2-04.1.0 GENERAL.

- 1.1 Purpose. This Development Standard is to assure that complete and pertinent information and documents are submitted with all site plan review applications in a consistent manner in order to expedite the review process in an efficient and timely manner.

2-04.2.0 SITE PLAN SUBMITTAL REQUIREMENTS.

2.1 Documents to be Submitted.

- A. Site plan content and specifications are required as outlined in Development Standard 2-02.0. The following documents are to be submitted to the Development Services Department (DSD) for site plan review:
 - 1. Complete Site Plan Review Application.
 - 2. Official address slip from Pima County.
 - 3. One (1) positive reading sepia (rolled) of the site plan.
 - 4. One (1) positive reading sepia (rolled) of the landscape plan drawn at the same scale as the site plan.
 - 5. One (1) copy of drainage report calculations (when required).
 - 6. Any additional documents required as a result of a condition of rezoning.
 - 7. Any additional documentation required by an area plan, neighborhood plan, or Planned Area Development (PAD) zone.
 - 8. A copy of approved variances applicable to the site.
 - 9. One (1) copy of the Traffic Study (when required).
 - 10. For resubmittals, any applicable correspondence related to the site.

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DEVELOPMENT STANDARD NO. 2-04.0
SITE PLAN APPLICATION AND SUBMITTAL REQUIREMENTS

2.1 Documents to be Submitted. (Cont'd)

11. A copy of the approved development plan or the letter granting approval of the development plan should the development be a part of a site previously reviewed by the Community Design Review Committee (CDRC).
12. Should the proposed development be subject to a review for overlay zone requirements (such as scenic, gateway, or historic), separate application(s) concurrently with or prior to the site plan review submittal.
13. A copy of the approval letter or plan as a result of review by the Development Review Board, the Board of Adjustment, or a Historic District Advisory Board or as the result of a Lot Development Option (LDO) review or Project Design Option (PDO) review, when required.
14. If improvements are proposed in the future right-of-way, a letter of agreement for temporary placement of improvements in the future right-of-way is required in addition to an alternate plan indicating compliance, after the future right-of-way is acquired by the City for street improvements.
15. If a new development is using an existing screen on an adjacent property to meet screening requirements, a copy of the recorded covenant locating the existing screen(s) on adjacent property is required.

2-04.3.0 SITE PLAN REVIEW PROCESS.

- 3.1 Presubmittal Conference. Preliminary review is available, at the applicant's request, via presubmittal conferences at DSD. The intent of the conference is to define, before the formal submittal, the applicable and required site plan elements and submittal requirements for the particular project, thus expediting the review process.

Presubmittal conferences can be scheduled through DSD. It is recommended that ten (10) site plan bluelines be submitted to DSD at least three (3) working days before the presubmittal conference.

- 3.2 Initial Submittal. Once the application and pertinent documents have been submitted, depending on the complexity, the project may be assigned to a Project Manager who will act as a liaison between the City of Tucson reviewers and the applicant.

Five (5) working days after the submittal date, a response letter will be prepared and mailed to the applicant and the owner. The letter will contain the resubmittal requirements, if any, and will indicate whether or not the plan was approved.

The applicant is responsible for picking up the site plan, making the necessary corrections, and resubmitting for approval.

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- 3.3 Resubmittals. Site plan resubmittals will include a cover letter explaining how all review comments were addressed and will be reviewed utilizing the same procedure as initial submittals. However, should the corrections/additions required be considered minor in nature by the review agency which made the comment, the Project Manager may assign a shorter review period. Likewise, should the review agencies which made the comments determine that the corrections/additions are of such nature that they can be handled via the walk-through process, the Project Manager will offer that option to the applicant.
- 3.4 Site Plan Approval. Once all the reviewers approve the plan, via the five (5) day process or the walk-through process, the approved sepia will become part of the project file at DSD, and copies will be made available to the applicant.
- 3.5 Conditional Approval. When the department or agency requiring corrections to the site plan determines the corrections to be minor in nature which will not affect the placement of the buildings or improvements, the site plan may be granted conditional approval. Under these circumstances, the Project Manager has the discretion to allow issuance of building permits, subject to a corrected site plan being approved before a temporary or permanent certificate of occupancy can be issued.

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2-05.1.0	GENERAL
2-05.2.0	DEVELOPMENT PLAN FORMAT AND CONTENT
2-05.3.0	DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS
2-05.4.0	DEVELOPMENT PLAN REVIEW PROCESS
2-05.5.0	DEVELOPMENT PLAN APPROVAL
EXHIBIT I	INSTRUCTIONS FOR FOLDING TO AN 8½" X 11" FORMAT

2-05.0.0 DEVELOPMENT PLAN STANDARD.

2-05.1.0 GENERAL.

- 1.1 Purpose. Community Design Review Committee (CDRC) review of a development plan is required by Sec. 5.3.8 of the Tucson *Land Use Code (LUC)* as a result of Mayor and Council action or as a requirement of the *LUC*. When a development plan is required, it is for the purpose of graphically showing how the projected development will comply with applicable regulations and any special conditions that may have been required by Mayor and Council.

This Standard has been prepared for the purpose of informing applicants of development plan submittal and review requirements in order to assure that proper and adequate information is presented in a consistent manner on all development plan applications, thereby providing the basis for an efficient and timely review. It is intended that this Standard provide support and clarification to Sec. 5.3.8 and Sec. 5.4.3.6 of the *LUC* and to any other City regulation which requires CDRC review of a development plan.

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property.

This Standard does not waive any applicable City regulations or codes.

- 1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.
- 1.3 Development Plan Applicability. Development plan review by CDRC is required when compliance with Sec. 5.3.8 of the *LUC* is required. Generally, compliance with Sec. 5.3.8 is required:
- If the property is part of a rezoning request;
 - As a condition of an annexation;
 - As a condition of an adopted Planned Area Development (PAD) zone; or

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1.3 Development Plan Applicability. (Cont'd)

- If the property is being developed as a Residential Cluster Project (RCP).

Should there be any question as to whether or not a development plan must be reviewed by CDRC, Zoning Review staff at the Development Services Department (DSD) is to be contacted.

2-05.2.0 DEVELOPMENT PLAN FORMAT AND CONTENT.

2.1 Development Plan Format. The information required as part of the development plan submittal will be shown graphically or provided by notes on the plan. The development plan may comprise several sheets showing various elements of required data.

- A. Each sheet should measure 24" x 36" and include a minimum one-half (½) inch margin on each side. This allows for standardization of material for more efficient record keeping and assures legibility when microfilmed. A larger sheet format may be used with the approval of DSD when it is determined legibility for staff review or for photographic reduction will not be affected.
- B. All mapped data on the development plan shall be drawn at an engineering scale having no more than forty (40) feet to the inch. This scale is the minimum accepted due to the detailed information required to show compliance. It also affords greater clarity after photographic reduction (microfilming) for record-keeping purposes.
- C. All lettering and dimensions shall be the equivalent of twelve (0.12") point or greater in size. The purpose of this requirement is to assure that all lettering is legible when reviewed and will maintain that legibility when reproduced and photographically reduced (microfilmed) for record-keeping purposes.
- D. A small, project-location map shall be drawn on the first sheet of the development plan, preferably in the upper right corner. The map should cover approximately one (1) square mile, be drawn at a minimum scale of 3" = 1 mile, and provide the following information.
 1. Show the subject property approximately centered within the one (1) square mile area.
 2. Identify conditions within the square mile area, such as major streets and watercourses.
 3. Section, township, and range; section corners; north arrow; and the scale will be labeled.

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2.1 Development Plan Format. (Cont'd)

- E. If the development plan consists of more than one (1) sheet, a small index drawing of the site showing the area represented on each sheet is to be placed on the first sheet. Exception: The project location map required in Sec. 2-05.2.1.D may be used, in lieu of a separate index map, on plans having two (2) or more sheets.
- F. If the project is located within the boundaries of a Planned Area Development (PAD) zone, such as Williams Addition, Gateway Center, Tucson Community Center, Rio Nuevo, La Entrada, or Civano, include a reduced-scale map of the PAD District on the first sheet, indicating the location of the portion being developed.
- G. The following title block information is to be provided, preferably in the lower right corner of the sheet.
 - 1. The proposed name of the project or, if there is no name, the proposed tenant's name or the property address.
 - 2. A brief legal description.
- H. The north arrow, contour interval, and scale should be placed together on each sheet, preferably in the upper right corner of the plat.
- I. When possible, the plan drawing should be oriented with north toward the top of the sheet.
- J. A legend which shows and describes all symbols used on the drawing is to be placed on the plan, preferably on the first sheet.
- K. Applicable rezoning, annexation, or subdivision case numbers should be listed in the lower right corner, next to the title block.

2.2 General Notes. The following general notes will appear on the development plan. Additional notes specific to each plan are required where applicable.

- A. *Ownership and Preparation Notes.*
 - 1. List the names, addresses, and telephone numbers of the primary property owner of the site and developer of the project.
 - 2. List the name, address, and telephone number of the person, firm, or organization that prepared the development plan. If a registered professional, such as a surveyor, architect, landscape architect, or engineer, prepared the plans, provide the applicable registration or license number along with the seal and signature of the professional.

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2.2 General Notes. (Cont'd)

B. *Zoning and Land Use Notes.*

1. List as a general note: "Existing zoning is ____."
2. If the development plan has been prepared in conjunction with a rezoning application, add the following note next to the existing zoning note: "Proposed zoning is ____." List the applicable rezoning file number and conditions of approval. Also place the C9-__-__ and D[YR]-__ file numbers in the lower right corner of the plan or in that vicinity.
3. List the proposed use of the property.
4. On residential projects, list the total number of units proposed.
5. On multifamily projects, list the open space requirements and the amount provided.
6. List zoning variances or modifications that are applicable to the project, such as a Board of Adjustment (B/A) variance, a Lot Development Option (LDO) modification, or a Project Design Option (PDO) modification, by case number, date of approval, what was approved, and conditions of approval.
7. If the property is subject to annexation requirements, provide the Planning Department's applicable C9-__-__ or C15-__-__ annexation file number, preferably in the lower right corner of the plan. Also list the conditions of development as a note.
8. If the property is part of a subdivision plat that is being reviewed or one that has been recorded which required review of a development plan, provide the subdivision name and file number (S[YR]-__), preferably in the lower right corner of the plan.
9. Indicate whether the development plan is part of a proposed subdivision, such as a Residential Cluster Project (RCP), condominium, or another similar type project. If this plan is a separate drawing from the plat, indicate the subdivision plat file number (S[YR]-__) on the plan.
10. If one (1) or more of the following special overlay zones are applicable to the property, add a note stating that the project is designed to meet the overlay zone(s) criteria: Sec. 2.8.1, Hillside Development Zone (HDZ); Sec. 2.8.2, Scenic Corridor Zone (SCZ); Sec. 2.8.3, Major Streets and Routes (MS&R) Setback Zone; Sec. 2.8.4, Gateway Corridor Zone; Sec. 2.8.5, Airport Environs Zone (AEZ); Sec. 2.8.6, Environmental Resource

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Zone (ERZ); Sec. 2.8.7, Downtown Heritage Incentive Zone; or Sec. 2.8.8, Historic Preservation Zone (HPZ) of the *LUC*; or Sec. 29-12 through 29-19 Watercourse Amenities, Safety, and Habitat (WASH) Ordinance of the Tucson Code. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

The note should specify which lots are affected by the overlay zones, if there is more than one (1) lot within the site. Projects involving Historic Preservation Zones, Scenic Corridor Zones, or Downtown Heritage Incentive Zones (involving demolition) require separate review and approval. The same is true of projects involving Protected Riparian Area, if encroachment into the 100-year floodplain is proposed. Application is to the Zoning Review Section at DSD for the ERZ ordinance and to the Engineering Division of the Transportation Department for the WASH ordinance. Once approval is granted, add the file number and approval date to the development plan in the general notes.

11. List the gross area of the site by square footage and acreage.

C. *Drainage Notes.* List the following notes as appropriate.

1. List the following notes on all development plans.
 - a. "The developer, any successors and assigns, will hold the City of Tucson, its officers, employees, and agents harmless from any and all claims for damages related to the use of this development as shown hereon, now and in the future, by reason of flooding, flowage, erosion, or damage caused by water, whether surface flood or rainfall."
 - b. "Drainage will remain in its natural state and will not be altered, disturbed, or obstructed other than as shown on this development plan."
2. If applicable, list the following notes and complete the blanks.
 - a. "The following lots are affected by the City of Tucson Floodplain Regulations: _____. " (List the lots affected by lot number.)

In the case of one (1) lot development, substitute the words, "This project is affected by the City of Tucson Floodplain Regulations."
 - b. "A floodplain use permit and/or finished floor elevation certificates are required for the following lots: _____. " (List the lots affected by lot number, or in the case of a one (1) lot development, place a period after the word "required" and delete the remainder of note.)

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2.2 General Notes. (Cont'd)

3. If the applications includes property with Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0 and shall include a note referencing all lots impacted, and state that the project is designed to comply with the regulation.

D. *Streets and Roads Notes.*

1. List the following note if applicable: "All new public roads within and adjacent to this project will be constructed in accordance with approved plans. Construction plans will be submitted to the City Engineer's Office for review and approval."
2. List the following note on all development plans: "No structure or vegetation shall be located or maintained so as to interfere with the sight visibility triangles in accordance with Development Standard 3-01.0."

E. *Utilities Note.* All development plans are to include the following note: "Any relocation or modification of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public."

F. *Wastewater Management Notes.* List the following notes as appropriate.

1. If public sewers are proposed, the following notes will appear on the development plan, as applicable.
 - a. The following notes will be placed on all development plans.

"On-site sanitary sewers will be public and will be designed and constructed to Pima County Wastewater Management Department Standards and must be accepted and released for service by Pima County Wastewater Management prior to the issuance of sewer connection permits."

"A project Construction Permit must be secured from Pima County Wastewater Management before beginning any work on this project."
 - b. The following note will be placed on all development plans in instances where off-site sewer construction is required: "The required off-site public sanitary sewer line will be designed and constructed to Pima County Wastewater Management Department Standards."

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2.2 General Notes. (Cont'd)

- c. The following note will be placed on all development plans in instances where off-site augmentation is required: "The required off-site public sanitary sewer augmentation will be designed and constructed to Pima County Wastewater Management Department Standards."
 - d. The following note will be placed on all development plans if the proposed project is a commercial or industrial project: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, or as amended."
- 2. The following notes will be provided on the development plan if private sewers are proposed for construction on the property.
 - a. "On-site sanitary sewers will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."
 - b. "A property owners' association will be formed to accept responsibility and liability for construction, maintenance, operation, and control of all private sewers." (This applies only if there is more than one [1] lot within the development.)

If no homeowners' association is being formed, use the following note: "Maintenance and operation of the private sanitary sewer to its point of connection to the public sanitary sewer is the responsibility of each and every property owner within this development."
- 3. The following note shall be placed on a development plan proposed for commercial or industrial use: "Any wastewater discharged into the public sanitary sewerage system shall meet the requirements of Pima County Ordinance No. 1991-140, as currently amended."
- 4. The following note will be provided if public and private sewers are proposed for construction or if public sewers are existing: "On-site sanitary sewers, except public sewers within public sewer easements or rights-of-way, will be private and will be constructed, operated, and maintained on a private basis. The location and method of connection to an existing public sanitary sewer is subject to review and approval by the Pima County Wastewater Management Department at the time of submittal of plumbing or building plans."

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2.2 General Notes. (Cont'd)

5. The following note will be provided on the development plan if private disposal systems will be provided: "Sewerage disposal for lots ____ through ____ will be by private individual disposal systems. Conceptual approval by the Pima County Department of Environmental Quality for private individual disposal systems will be obtained prior to approval of the development plan." (In the case of a one [1] lot development, delete " . . . for lots ____ through ____ . . . " on the first line.)

2.3 Existing Site Conditions. The following information shall be provided on the development plan drawing to indicate the existing conditions on site and within fifty (50) feet of the site. On sites bounded by a street with a width of fifty (50) feet or greater, the existing conditions across the street will be provided.

- A. Provide site boundary information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system.
- B. All easements shall be drawn on the plan. The recordation information, location, width, and purpose of all easements on site will be stated. Blanket easements should be listed in the notes, together with recordation data and their proposed status. Should an easement not be in use and be proposed for vacation or have been abandoned, so indicate. However, should the easement be in conflict with any proposed building location, vacation of the easement is to occur prior to issuance of permits.
- C. The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks.
- D. The following information regarding existing utilities shall be provided: the location and size of water wells, water pumping plants, water reservoirs, water lines, fire hydrants, sanitary and storm sewers, including the pipe diameter and the invert and rim elevations of all manholes and cleanouts; the Pima County Wastewater Management Department (PCWMD) reference number; locations of gas lines, electric and telephone lines, poles, and communications cables, on-ground junction boxes, and street lights. If water mains and sewers are not located on or adjacent to the tract, indicate the direction, distance to, and sizes of those nearest the property.

Identifying the locations of all utilities and service equipment immediately adjacent to the project is especially important in situations where pedestrian and vehicular access and circulation or landscaping can be in conflict. By knowing the location of the existing utilities, design of the project can take those elements into consideration and can help avoid expensive and time-consuming relocation of utilities, major redesign, or requests to vary regulations after commencement of construction.

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2.3 Existing Site Conditions. (Cont'd)

- E. Indicate the ground elevation on the site based on City of Tucson Datum (indicate City of Tucson field book number and page).
 - 1. For land that slopes less than approximately one (1) percent, contour lines shall be drawn at intervals of not more than one (1) foot. Spot elevations shall be provided at all breaks in grade and along all drainage channels or swales and at selected points not more than one hundred (100) feet apart in all directions.
 - 2. For land that slopes between approximately one (1) percent and five (5) percent, contour lines shall be drawn at intervals of not more than two (2) feet.
 - 3. For land that slopes more than five (5) percent, contour line intervals shall be drawn at five (5) foot intervals. If the property is under the applicability of the Hillside Development Zone (HDZ), the contour lines are to be drawn at intervals which satisfy the specific requirements of the HDZ and Development Standards 2-12.0 and 9-04.0.
 - 4. If applicable, protected peaks and ridges shall be delineated on the development plan.
- F. Existing storm drainage facilities on and adjacent to the site will be shown.
- G. Other significant conditions on the site, such as major rock outcrops, structures, fences, walls, etc., shall be shown. These elements should be indicated in a different line weight than the proposed improvements and labeled to be removed or retained.
- H. Conditions on adjacent land significantly affecting the design of the project will be shown, such as the approximate direction and gradients of ground slope; character and location of adjacent development; and drainageways, arroyos, ditches, and channels, including their existing conditions.
- I. Floodplain information, including the location of the 100-year flood limits for all flows of one hundred (100) cfs or more with 100-year flood water surface elevations, shall be indicated.
 - 1. Where natural floodprone areas, such as washes, channels, drainageways, etc., exist within the development plan boundaries of the drawing, water surface contours for the 100-year flood with water surface elevations indicated must be shown and clearly labeled.
 - 2. The linear distance between water surface contour intervals should not exceed two hundred (200) feet unless prior agreement has been made with the City Floodplain Engineer or designee.

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3. A symbol identical to that used to represent the water surface contour intervals on the development plan should be included in the legend.
4. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2.4 Information on Proposed Development. The following information on the proposed project shall be shown on the drawing or added as notes.

- A. Proposed land splits or existing lot lines shall be drawn on the development plan with dimensions and the identification number and approximate square footage of each lot. (Please be aware that, if land division occurs and the number of lots falls within the definition of subdivision, a subdivision plat is required.)
- B. All existing zoning classifications on and adjacent to the project (including across any adjacent right-of-way) shall be indicated on the drawing with zoning boundaries clearly defined. The basis for this requirement is that some zoning requirements on a project are based on the zoning classification of adjacent property. Also, in some instances, each zone has to be taken into consideration on property that is split by two (2) or more zoning classifications, as each may have different requirements.
- C. If the project is to be phased, provide calculations, setbacks, etc., to indicate that each phase complies with all requirements as a separate entity. Show and label any temporary improvements that may be needed to make the site function for each phase as one entity. If such temporary improvements are off the site of the phase under consideration, a temporary easement or other legal documentation to assure legal use of the property is required. Note recording information.
- D. Proposed traffic circulation:
 1. If new streets are being created, whether public or private, they shall be designed in accordance with Development Standard 3-01.0. Indicate if streets are to remain private or are to be dedicated to the public. Provide the names of any proposed streets. Include fully dimensioned street widths, curbs, sidewalks, and utility locations. Please be aware that, if a new street is created which divides the property into two (2) or more lots, a subdivision plat is required (refer to the definition of subdivision in Sec. 4.1.2 of the *LUC*).
 2. Indicate if existing streets are public or private; provide street names, widths, curbs, sidewalks, and utility locations, all fully dimensioned.
 3. If utilizing parking area access lanes (PAALs), they shall be designed in accordance with Sec. 3.3.0 of the *LUC* and Development Standard 3-05.0.

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2.4 Information on Proposed Development. (Cont'd)

4. If the project is phased, the phase under consideration shall be designed so that later phases are assured legal access. If such access is provided through the phase under consideration, public streets are required, or access easements must be delineated and dedicated for such use. If private easements are utilized, protective covenants establishing the right of access and incorporation of future phases into this project are required.
- E. Show all right-of-way dedications on or abutting the site and label. If the development plan has been prepared in conjunction with a subdivision plat or is required as a condition of approval of a review process, such as a rezoning, street dedications in accordance with the *Major Streets and Routes (MS&R) Plan* may be required by these processes.

Should there be any proposed street or alley vacation, provide this information. If vacation has occurred, include the recording information.
- F. If street dedication is not required or proposed and the project site is adjacent to a Major Street or Route, draw the Major Street right-of-way lines for those streets. (Add the MS&R future sidewalk, right-of-way lines, etc.)
- G. All proposed easements (utility, drainage, access, etc.) are to be dimensioned and labeled as to their purposes and whether they will be public or private.
- H. In conjunction with a drainage report or statement, as applicable, prepared in accordance with the City Engineer's instructions and procedures, the following information will be indicated on the development plan. For additional information regarding drainage standards, see the City of Tucson Standards Manual for Drainage Design and Floodplain Management.
 1. Show areas of detention/retention including 100-year ponding limits with water surface elevations.
 2. Indicate proposed drainage solutions, such as origin, direction, and destination of flow and method of collecting and containing flow.
 3. Provide locations and types of drainage structures, such as, but not limited to, drainage crossings and pipe culverts.
 4. Indicate all proposed ground elevations at different points on each lot to provide reference to future grading and site drainage.
 5. Verification will be provided that any drainage solutions which occur outside the boundaries of the development plan area are constructed with adjacent owners' permission. (Additional notarized documentation of that approval will be submitted with the drainage report.)

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2.4 Information on Proposed Development. (Cont'd)

6. The 100-year flood limits with water surface elevations for all flows of one hundred (100) cfs or more will be drawn on the development plan.
7. Draw locations and indicate types of off-site runoff acceptance points and/or on-site runoff discharge points.
- I. All applicable building setback lines, such as erosion hazard, floodplain detention/retention basins, and zoning, including sight visibility triangles, will be shown. On zoning setbacks, if the building is proposed for location at a greater distance from the property line than the required setback, show only the dimension of the distance between the building and the property line. If the setback's point of measurement is not the property line, include the distance from the property line to the point of measurement.
- J. The following Pima County Wastewater Management information will be indicated on the development plan.
 1. Preliminary sewer layout, including points of connection to existing sewers, proposed rim and invert elevations at all manhole locations, length and percent of grade between manholes, size of pipe, and proposed flow-thru locations, should be shown if applicable.
 - a. The preliminary sewer layout shall be designed so that manholes will not interfere with street survey monuments. However, survey monuments may be offset from manhole locations if so indicated on the plan.
 - b. Where sewers must be located in easements other than drainageways, the sewer and easement must be located entirely on one (1) lot, or a note must be added to the plan which states the following. "No permits will be issued for any structures proposed to be built within a sewer easement."
 - c. The minimum width of sanitary sewer easements shall be twenty (20) feet. If applicable, indicate that off-site easements will be recorded by separate instrument.
 - d. All sanitary sewers will be designed to provide gravity flow, if possible.
- K. Show on-site pedestrian circulation as required by the *LUC* utilizing location and design criteria in Development Standard 2-08.0.
- L. Show existing or proposed sidewalks along abutting right-of-way. Such sidewalks must comply with accessibility requirements for the physically disabled.

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2.4 Information on Proposed Development. (Cont'd)

- M. Provide, as a note, the square footage of each commercial, industrial, or business structure and the specific use proposed.
- N. On the drawing, show the locations and footprints of all structures. Label the heights and dimensions.
- O. Show all loading zones, fully dimensioned, and provide, as a note, the number of loading spaces required and the number provided.
- P. Show all motor vehicle off-street parking spaces provided, fully dimensioned. As a note, provide calculations on the number of spaces required (include the ratio used) and the number provided, including the number of spaces required and provided for the physically disabled. The drawing should indicate parking space locations for the physically disabled. A typical parking space detail shall be provided for both standard parking spaces and those for the physically disabled. For information on parking requirements for the physically disabled, refer to the Uniform Building Code. Design criteria for parking spaces and access are located in Development Standard 3-05.0.

If any of the required parking is located off-site as permitted by the *LUC*, a drawing of that parking area is to be provided, together with the City's required parking agreement (include a copy of the lease agreement if applicable). Please remember that in these situations, if the off-site parking location is a new parking area, it must comply with all parking area requirements and must be allowed as a principal use by the zoning classification of that property. If the off-site parking area location is an existing parking lot, the parking spaces utilized for the proposed land use must be nonrequired parking for the existing use for which the parking area was established.

- Q. Show, on the drawing, off-street bicycle parking locations, including materials for lighting and paving, type of security, dimensions, specific type of rack and the number of bicycles it supports, and the location and type of directional signage. When adjacent to pedestrian paths, indicate the width of clearance available for the pedestrian area. For specifics, refer to Development Standard 2-09.0. Provide, as a note, calculations on the number of bicycle spaces required and the number provided.
- R. Show sight visibility triangles. On a designated MS&R street, the sight visibility triangles are based on the MS&R cross-section.
- S. Indicate fire circulation, including accessibility and vehicle maneuverability.

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- T. Show refuse collection areas, including locations of dumpsters, screening location and materials, and vehicle maneuverability, fully dimensioned. If dumpster service is not proposed, indicate type of service. For specific information on refuse collection, refer to Development Standard 6-01.0. Refuse collection on all projects shall be designed based on that Standard, even if collection is to be contracted to a private firm. Adherence to the Standard is to assure:
- minimum safety criteria are met;
 - consideration of adjacent properties;
 - provision for on-site collection and maneuvering to avoid on-street traffic conflicts;
 - minimum conflict with pedestrian and vehicular traffic along streets and on-site.
- U. Indicate graphically, where possible, and by notes, in all other instances, compliance with conditions of rezoning.
- V. Indicate location and type of postal service to assure there are no conflicts with other requirements, such as pedestrian accessibility, utilities, and landscaping.
- W. Indicate the locations and types of proposed signs (wall, free-standing, pedestal) to assure there are no conflicts with other requirements and that minimal locational requirements can be met.
- X. Show compliance with landscaping and screening requirements by locations, material descriptions, and dimensions. Specific plant or hardscape material shall be detailed on a landscape plan. For submittal with a development plan, a conceptual landscape plan showing typicals of proposed planting areas is sufficient. A detailed landscape plan is required at the time of application for permits. For more specific information, refer to Development Standard 2-07.0.
- Y. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-05.3.0 DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS. All development plan applications and required documents requiring CDRC review are submitted to DSD which is the review coordinating agency for the City.

3.1 Application Packet. The following documents, plans, and reports are submitted for review by the CDRC. Blueline prints are submitted, folded to an 8½" x 11" format as shown in ***Exhibit I.***

- A. Submit the completed CDRC application form issued by DSD.
- B. Submit thirty (30) blueline prints of the development plan.

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- C. Submit eight (8) blueline prints of the concept landscape plan. The plan should contain the name of the design professional who prepared the concept plan.
- D. Submit eight (8) copies of the native plant preservation plan/report.
- E. Submit two (2) copies of a drainage report or statement prepared and stamped by an engineer registered in the State of Arizona as required by Floodplain Regulations.
- F. If the development plan has been prepared to show conversion of existing development to or from a condominium, submit five (5) copies of the approved building permit site plan sheet (with approval signatures affixed).
- G. Submit review fees in accordance with Development Standard 1-05.0.
- H. Submit any additional documentation required as the result of a rezoning case, area plan, neighborhood plan, or Planned Area Development (PAD) zone, such as notice to the neighborhood, grading plan, or other material.
- I. If the proposed project is planned as a Residential Cluster Project (RCP) or is within an overlay zone, such as the Hillside Development Zone (HDZ) or the Environmental Resource Zone (ERZ), refer to Development Standards 2-10.0, 2-12.0, or 2-13.0, respectively, as applicable, for any additional documentation.
- J. If the project is subject to the Watercourse Amenities, Safety, and Habitat (WASH) Ordinance, Sec. 29-12 through 29-19 of the Tucson Code, submit three (3) copies of the required documentation for review by the City Engineer's Office and the Zoning Review Section at DSD and for the DSD record file.
- K. Copies of any special letters of approval applying to the property, such as, but not limited to, Board of Adjustment (B/A) variances, Lot Development Options (LDOs), Project Design Options (PDOs), Scenic Corridor Zone (SCZ) review, or temporary use permits.
- L. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

3.2 Related Reviews. In addition to the development plan process, a project may require review for other types of approvals. The applications for those processes are submitted to the appropriate Department for review and approval. These related reviews can be applied for so that review can occur concurrently with the development plan application. However, it must be understood that, should the related application be approved subject to conditions or denied, this may affect the development plan.

- A. A report which includes the proposed solution for any land with unusual topography, soils, or other geographic hazards to life, health, or property shall be prepared to the City Engineer's specifications and will be submitted to the City Engineer's Office.

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- B. Construction plans for all public sanitary sewers will be submitted to Wastewater Management prior to approval.
- C. A basin study will be submitted to Wastewater Management in cases where future upstream or downstream development will occur or when required as a condition of rezoning.
- D. Any additional documentation or information required as the result of a condition of rezoning will be provided. Such additional documentation or information may include a grading plan, as required by the Engineering Division, or a traffic study, as required by Traffic Engineering. Refer to the rezoning conditions applicable to the site for specific requirements.
- E. Applications for street, alley, or easement abandonment are to be made to the Real Estate Division of the Department of Transportation.
- F. Applications for variances (Board of Adjustment) or modifications (Lot Development Options or Project Design Options) of zoning regulations are submitted to the Planning Department. Requests for modifications of Development Standard requirements are submitted to DSD. These applications can be submitted concurrently with the development plan application.
- G. Should the proposed project be subject to review for overlay zone requirements, such as a Scenic Corridor Zone (SCZ), a Historic Preservation Zone (HPZ), or the Environmental Resource Zone (ERZ), a separate application is required for that special review. The application package for HPZ review is submitted to the Planning Department, and the application package for SCZ and ERZ review is submitted to the Zoning Review Section at DSD. The application for the overlay zone may be submitted simultaneously with the development plan application to DSD so that concurrent review can occur.
- H. Any Development Standards Modification Requests (DSMRs) related to the development plan should be submitted together with the development plan to DSD so that the request can be reviewed at the same time.
- I. Applications where the property includes Protected Riparian Area within the 100-year floodplain shall conform to Development Standard 9-06.0.

2-05.4.0 DEVELOPMENT PLAN REVIEW PROCESS.

- 4.1 Preapplication Conference. Preapplication conferences are held once a week, and prospective applicants are invited to attend. The conference is not mandatory, and fees are not required. The preapplication conference is designed to assist the developer by providing as much information as possible regarding City regulations and how they may affect the proposed design. Review is on a conceptual basis; therefore, comments made at this meeting are advisory and do not constitute any type of approval of the project.
- 4.2 Application. Development plan applications, in compliance with Sec. 2-05.3.1 of this Standard, are submitted to DSD, which coordinates CDRC review.

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4.2 Application. (Cont'd)

Incomplete submittals are generally not accepted for review. However, should an incomplete submittal be accepted for review, the applicant should be aware that, because of a lack of information, the review will take longer since comments cannot be finalized until after the resubmittal when the required information is provided.

- 4.3 CDRC Review. After acceptance of the development plan submittal, the documents are distributed to the CDRC members for review and comment. The plan is scheduled on a CDRC meeting agenda to give the applicant and consultant, together with the CDRC members, an opportunity to discuss all review comments. CDRC comments are made available to the applicant at least one (1) day prior to the CDRC meeting. Each agency's response shall indicate whether or not a resubmittal is required. The meeting is scheduled for the convenience of the applicant; at this meeting, the CDRC members are available at one location should clarification of any CDRC comments be required. However, since the meeting is specifically arranged to provide assistance to the applicant, the applicant may waive the need for such a meeting if DSD is notified.

The CDRC reviews the development plan in accordance with Development Standard 1-03.0 and for compliance with any special Mayor and Council conditions.

- 4.4 CDRC Response Letter. Following the CDRC meeting, an official response letter is sent to the applicant detailing the number of copies of the plan to be resubmitted, should a resubmittal be required, in addition to further information, documentation, or other items needed to complete the development plan review.

- 4.5 Applicant Resubmittal. Should a resubmittal be required to address CDRC comments, the applicant shall submit a detailed letter of explanation with the resubmittal packet. The letter will address each comment as presented in the CDRC response letter and report revisions made to the plan or documents arising from those comments. Sufficient copies of the letter will be included in the resubmittal to attach to each blueprint print submitted.

Any revisions made in addition to those requested in the CDRC response letter must be specifically addressed. Staff can accomplish its review in a more timely manner if advised where and how the revisions were made.

- 4.6 CDRC Review of Resubmittal. DSD, upon receipt of the resubmittal, distributes the documents for CDRC review. A CDRC meeting to discuss the resubmittal will not be scheduled unless specifically requested by the applicant. Unless there are major revisions affecting the design of the project or there is new documentation or pertinent information, previously not submitted, included in the revision packet, the resubmittal review time will be seven (7) working days in length.

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2-05.5.0 DEVELOPMENT PLAN APPROVAL.

- 5.1 Development Plan Approval. Development plans are approved by the DSD Director or designee. When all CDRC reviewing agencies have recommended approval of the development plan and DSD has verified that all related reviews in accordance with Sec. 2-05.3.2 of this Standard have been completed and the requests considered under those reviews have been approved, the following documents are to be submitted to DSD. The documentation should be fully revised to reflect all CDRC comments which were the basis for the CDRC recommended approval.
- A. One (1) double matte, reverse-reading mylar of the development plan as approved, submitted rolled.
 - B. Seven (7) blueline prints of the development plan, folded to an 8½" x 11" format as shown in ***Exhibit I.***
 - C. One (1) positive-reading sepia of the development plan, submitted rolled.
 - D. One (1) double matte, reverse-reading mylar of the landscape plan, submitted rolled.
 - E. Seven (7) blueline prints of the concept landscape plan, folded to the 8½" x 11" format as shown in ***Exhibit I.***
 - F. One (1) positive-reading sepia of the concept landscape plan, submitted rolled.
- 5.2 Development Plan Sign-Off. When DSD has received the required documents and has verified that all required changes or additions required by CDRC members have been made, a memorandum is prepared certifying that the development plan has been approved by the CDRC and that all related reviews have been completed and the requests considered under those reviews have been approved. The memorandum will detail how the Mayor and Council conditions of approval were met.

The memorandum and a copy of the CDRC approved development plan are forwarded to the Planning Department. The Planning Department then drafts the rezoning ordinance and communication and schedules for Mayor and Council consideration. The DSD Director or designee shall sign the development plan as approved when the rezoning ordinance has been adopted and has become effective, which is thirty (30) days after the adoption, and after the ordinance is made available to the public by the City Clerk's Office.

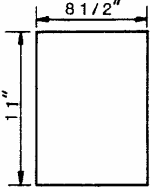
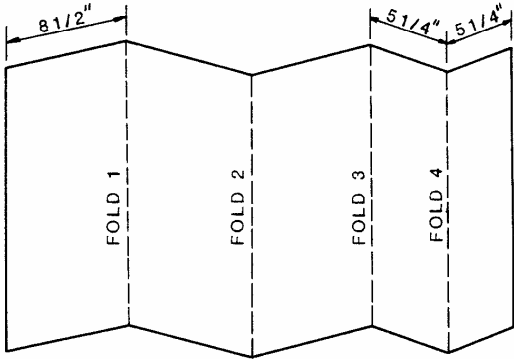
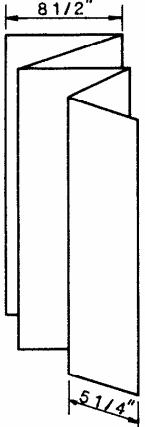
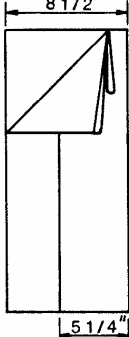
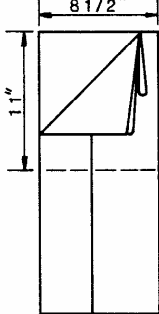
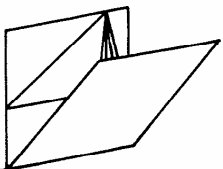
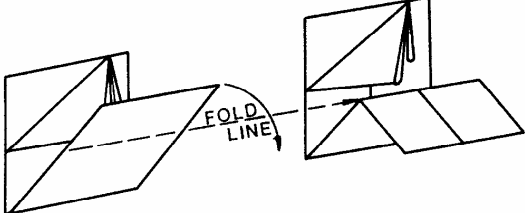
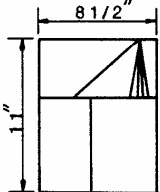
Development plans required by annexation ordinance or a subdivision block plat where the zoning is in place will not require the thirty (30) day period. The DSD Director or designee shall sign the development plan when approved.

Once the submitted documents are signed as approved by the DSD Director or a designated representative, they will be distributed to the applicant and appropriate agencies.

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- 5.3 Mayor/Council Action. If the development plan is a requirement of a rezoning case, refer to Development Standard 1-07.0 for information on finalizing the rezoning request which can be done various ways.
- A. The standard rezoning process requires that a development plan be approved through the CDRC process after the rezoning request has been authorized by Mayor and Council for an ordinance but prior to Mayor and Council consideration for adoption of such ordinance. In this process, the Planning Department, upon notification of approval of the development plan by the DSD Director, transmits the rezoning ordinance to the City Manager's Office for scheduling on the next available Mayor and Council agenda.
- Should the rezoning ordinance be adopted, building permits, grading permits, occupancy, or approval of any improvements related to the rezoning case can be issued no sooner than thirty (30) days from the date of ordinance adoption, in accordance with state law.
- B. Alternative processes allow adoption of a rezoning ordinance by the Mayor and Council, subject to a development plan being approved through the CDRC process, prior to application for building permits. This alternative requires detailed, up-front engineering and design work prior to the rezoning public hearing to assure that the development, as proposed, is physically viable prior to the Mayor and Council's concurrence to proceed.

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<p style="text-align: center;"><u>STEP 1</u></p> <p>Using an 8 1/2" X 11" size sheet of paper as a guide, make folds 1, 2, and 3.</p> <div style="text-align: center;"></div> <p>This instruction sheet is 8 1/2" X 11" size.</p>	<p style="text-align: center;"><u>STEP 2</u></p> <p>Fold the remaining 10 1/2" in half; this completes fold number 4.</p> <div style="text-align: center;"></div>
<p style="text-align: center;"><u>STEP 3</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"><p>With the 5 1/4" fold to the right</p></div><div style="text-align: center;"><p>Fold down the corner, all but the last panel.</p></div></div>	<p style="text-align: center;"><u>STEP 4</u></p> <div style="display: flex; justify-content: space-around;"><div style="text-align: center;"><p>FOLD LINE</p></div><div style="text-align: center;"><p>Fold the lower portion up.</p></div></div>
<p style="text-align: center;"><u>STEP 5</u></p> <div style="text-align: center;"><p>FOLD LINE</p><p>Fold the front part in half.</p></div>	<p style="text-align: center;"><u>STEP 6</u></p> <div style="text-align: center;"><p>The folded print should be 8 1/2" X 11".</p></div>

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DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS**

LANDSCAPING AND SCREENING STANDARDS

2-06.1.0	GENERAL
2-06.2.0	DESIGN METHODS
2-06.3.0	LANDSCAPE REQUIREMENTS
2-06.4.0	RESERVED
2-06.5.0	WATER CONSERVATION AND IRRIGATION STANDARDS
2-06.6.0	MAINTENANCE STANDARDS
2-06.7.0	SCENIC CORRIDOR ZONE (SCZ)
2-06.8.0	LIST OF FIGURES

2-06.0.0 LANDSCAPING AND SCREENING STANDARDS.

2-06.1.0 GENERAL.

- 1.1 Purpose. This Standard is established to assure that proper techniques and materials are used in developing landscape plans and proposals in compliance with the Tucson *Land Use Code (LUC)*, Sec. 3.7.0, Landscaping and Screening Regulations.
- 1.2 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-06.2.0 DESIGN METHODS.

- 2.1 Site Layout. Contained in Sec. 3.7.0 of the *LUC*, Landscaping and Screening Regulations, are areas of required landscaping that may affect site layout and design. Site landscaping and screening can also support or deter criminal activity. To assist in the creation of landscapes which foster crime prevention, Crime Prevention Through Environmental Design (CPTED) concepts have been incorporated into this Standard. In order to organize the design process as efficiently as possible, it is best to consider the broad parameters which affect the site as a whole before proceeding to the detailed site design decisions.
- 2.2 Design. The designer should include the following elements in this order:
 - A. Determine the intended use(s) of the project site and landscaped areas.
 - B. Determine neighborhood or area plan applicability and design requirements, should the site fall within a plan area.
 - C. Determine whether the *LUC* or other sections of the Tucson Code have any special zones or regulations which apply to the site. If there are, determine what compliance measures are necessary. Special zones include the Environmental Resource Zone (ERZ), the Hillside Development Zone (HDZ), or the areas included within the Watercourse Amenities, Safety, and Habitat (WASH) ordinance.

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2.2 Design. (Cont'd)

- D. Determine Scenic Corridor Zone (SCZ) and Major Streets and Routes (MS&R) Zone design requirements, if applicable.
- E. Determine whether or not development of the property is subject to a rezoning. If the property is involved in a rezoning, check to see if there were conditions placed on the approval that may affect the design.
- F. Determine whether or not native vegetation is to be preserved in place. To avoid having the preservation area destroyed during construction, a highly visible fence or, at a minimum, a highly visible rope should be placed surrounding the area (refer to **Figure 1**).
- G. Determine landscape border and screening requirements in conjunction with the proposed location of the building, improvements, and circulation pattern.
- H. If an oasis area is proposed for the project, calculate the oasis allowance including the turf and water feature elements.
- I. Determine the number and placement of trees and/or accompanying square footage of paved areas for the vehicular use areas, based on the method chosen for tree requirements.
- J. Determine where the proposed/existing outdoor, overhead lighting will be/is located. Design the placement of trees in coordination with the lights, so that the trees, at maturity, do not diminish the purpose of the lights. Conflicts such as this could result in the elimination or the extensive trimming of trees.
- K. Develop a detailed planting and irrigation plan for plant material selection and placement, screening, water requirements, and other design elements as required by Sec. 3.7.0 of the *LUC* and this Development Standard which supports the intended use of the project site and landscaped areas. Guidelines for implementing CPTED concepts in landscape design are provided in Sec. 2-06.3.6.
- L. Develop an irrigation system complying with Sec. 3.7.0 of the *LUC* and this Development Standard. An irrigation plan is required with the landscape plan when applying for permits.
- M. Determine if any street right-of-way will be landscaped as part of the project. Landscaping within the right-of-way requires approval from the City Engineer's Office. There is no fee for landscaping City right-of-way.

However, if the landscaping design includes placement of screen wall, fencing, parking, or other similar improvements within the right-of-way, application for a Temporary Revocable Easement (TRE) with the City's Real Estate Division is required. If such use is approved, an annual fee is charged.

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2-06.3.0 LANDSCAPE REQUIREMENTS.

3.1 Plant Material (Vegetation).

- A. Plant selection for landscaping is from the Drought Tolerant Plant List in Development Standard 2-16.0. Exceptions: Oasis allowance area and Scenic Corridor Zone.
- B. Plant selection for landscaping within public right-of-way is from the Drought Tolerant Plant List in Development Standard 2-16.0, except along a Scenic Corridor Zone.
- C. Oasis areas may be landscaped with nondrought tolerant vegetation, including turf. Refer to Sec. 2-06.3.2.
- D. Scenic Corridor Zone plant selection is to include native plant material in addition to plants from the Drought Tolerant Plant List. For specifics, see Sec. 2-06.7.0.
- E. The types of seeds used for reseeding after grading and for revegetation are to be selected from the seed list in Development Standard 2-16.0. Seeding programs may be utilized in all areas except to comply with the canopy tree requirements or with the fifty (50) percent vegetative coverage in landscape borders.
- F. Turf is permitted only in the oasis area.
- G. Healthy trees and shrubs existing on a site are encouraged to be preserved in place, especially if drought tolerant. Vegetative ground covers are required to be drought tolerant and listed on the Drought Tolerant Plant List in Development Standard 2-16.0.
- H. Plant materials proposed for locations subject to maximum heights and/or minimum canopy heights shall be capable of being maintained as required without adversely affecting the health of the plant materials.

3.2 Oasis Allowance.

- A. An oasis area is not required but is permitted. The oasis allowance does not have to be calculated unless an oasis area is proposed. The amount of oasis area landscaping, as permitted by Sec. 3.7.2.2 of the *LUC*, is calculated by multiplying the net site area (the site area after dedication or public acquisitions of drainageways and rights-of-way) by a factor according to the use.
 - 1. *Multifamily Uses:* There are three methods by which the oasis area can be calculated; by an amount equal to either five (5) percent of the net site area, eight (8) percent of the required open space, or one hundred (100) square feet per dwelling unit. The greater amount calculated by any of these methods is the maximum permitted (see **Figure 2**).

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3.2 Oasis Allowance. (Cont'd)

Example using net site area:

Net site area	143,748	sq. ft.
(multiplier)	<u>.05</u>	% factor
OASIS AREA =	7,187.4	sq. ft.

Example using open space:

Open space per unit	500	sq. ft.
(multiplier)	120	no. of units
Open space required	60,000	sq. ft.
(multiplier)	<u>.08</u>	% oasis
OASIS AREA =	4,800	sq. ft.

Example using 100 sq. ft. per unit:

Oasis area per unit	100	sq. ft.
(multiplier)	<u>120</u>	no. of units
OASIS AREA =	12,000	sq. ft.

2. *All Other Uses:* In all other situations (other than multifamily development), the oasis area is calculated by multiplying the net site area by two and one-half (2½) percent (see **Figure 3**).

Example:

Site area	43,560	sq. ft.
(multiplier)	<u>.025</u>	%
OASIS AREA =	1,089	sq. ft.

- B. The following factors will be considered to determine the location of the oasis area.
1. The oasis is placed on the site near main buildings or assembly areas where pedestrian activities are designed to occur or in an active use area.
 2. The oasis is designed for optimum exposure to on-site users.
 3. The oasis is designed as part of an area of repose, such as a seating, assembly, rest, dining, or employee break area, or it is designed to enhance a main pedestrian entryway.
 4. The oasis is located in an area of relatively low evaporation potential from wind and heat.

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3.2 Oasis Allowance. (Cont'd)

5. The oasis is located in an area of common recreation and patio facilities in multifamily development.
6. The water harvesting system or storm water runoff design on the site is integrated with the oasis.
7. Sec. 3.7.2.2.C of the *LUC* allows a portion of the oasis area to be located within the street landscape border, provided:
 - a. The amount of oasis area does not exceed five (5) percent of the street landscape border area; and
 - b. The oasis area within the street landscape border is restricted to bedding plants; and
 - c. The bedding plants are not placed within the street right-of-way as per Sec. 2-06.3.1.

3.3 Vehicular Use Areas. Landscaping within vehicular use areas as required by Sec. 3.7.2.3 of the *LUC* will be designed and landscaped to the following standards.

- A. As per Sec. 3.7.2.3 of the *LUC*, canopy trees are required within the vehicular use area at a ratio of one (1) tree for every fifteen (15) parking spaces or fraction thereof. The trees must be evenly distributed throughout the vehicular use area.

Where a landscape border or other landscape area abuts the vehicular use area, canopy trees within those landscape areas may count toward the vehicular use area canopy tree requirement, provided:

1. The trees are planted within ten (10) feet of the vehicular use area; and
2. The number of canopy trees that are provided within the vehicular use area is not reduced by more than fifty (50) percent of the amount required; and
3. There is a minimum of one (1) canopy tree provided within the vehicular use area.

Example: A project with seventy-five (75) parking spaces is required to have five (5) canopy trees within the vehicular use area. In addition, there are two (2) trees being provided within the landscape border surrounding the vehicular use area. The two (2) trees in the landscape border also count toward the required five (5) in the vehicular use area. This means only three (3) trees need to be planted in the vehicular use area.

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3.3 Vehicular Use Areas. (Cont'd)

- B. As an option to the ratio of one (1) tree for every fifteen (15) parking spaces, canopy trees can be provided by one (1) of the following two (2) methods:

Option 1. Canopy trees can be provided so that no parking space is farther than thirty (30) feet from the trunk of a tree (see **Figure 4**). Trees adjacent to and within ten (10) feet of the vehicular use area can also be used from which to measure the thirty (30) feet.

Option 2. The project can be designed so that the shade pattern caused by trees and buildings covers at least fifty (50) percent of the vehicular use area. The amount of shade available on June 21 is calculated between the hours of 9:20 a.m. and 3:20 p.m., Mountain Standard Time. (This is the same as 9:00 a.m. to 3:00 p.m. using Solar Time.)

- C. For each tree required by the *LUC*, a planter area with a minimum unpaved area of thirty-four (34) square feet and a four (4) foot minimum width is required.
1. The measurement is always within the planter area and does not include any material which defines the outer edge of the unpaved area.
 2. The unpaved area may be covered with a permeable material or with grillwork, but air and moisture must be able to penetrate the soil.
 3. Inert or vegetative ground cover is used in planter areas not otherwise occupied by trees, shrubs, or grillwork.
- D. Canopy trees planted within and adjacent to vehicular use areas should be planted in a manner which will afford the greatest amount of shade to the paved areas.
- E. Parking spaces may be designed so that the front of a vehicle overhangs into planter areas that are within a vehicular use area but cannot overhang into the street landscape border. When planted within the vehicular use area, trees should be located at the edge and between vehicle spaces, such as the common corner of four (4) perpendicular spaces that face each other (see **Figure 5**).
1. The maximum amount of overhang is the same measurement as the parking space wheel stop location, as permitted in Development Standard 3-05.0.
 2. The planter area must have a raised border four (4) inches high to prohibit the tires of the vehicle from encroaching onto the planter. Standard wheel barriers are acceptable but not encouraged, as they can be easily moved and could allow damage to the tree.

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3.3 Vehicular Use Areas. (Cont'd)

3. Only trees with single trunks are to be planted within these planters. Trees with multiple trunks need wider areas of growth and interfere with the vehicle.
- F. In development where it is necessary to bring the existing vehicular use areas into conformance with these regulations, gaps are allowed in the tree coverage requirement of even distribution, provided that at least the minimum required number of trees is placed within or adjacent to the vehicular use area with coverage which is as uniform as possible. Canopy trees adjacent to the vehicular use area may count toward meeting this requirement, provided the trees meet the criteria listed in Sec. 2-06.3.3.A.

3.4 Landscape Borders. There are two (2) types of landscape borders, a street landscape border and an interior landscape border.

Street landscape borders are required on all projects except those fronting on a Scenic Route or unless specifically exempted. Interior landscape borders are required only when indicated in Table 3.7.2-I of the Landscaping and Screening Regulations, Sec. 3.7.2.4, of the *LUC*. For requirements along street frontages on Scenic Routes, refer to Sec. 2-06.7.0 of this Standard.

- A. Existing drought tolerant vegetation on adjacent sites should be considered in design to prevent abrupt changes in plant types and to maintain a visual continuity along street frontages.
- B. Covered parking canopies or other structural canopies, such as those used in service stations, may not overhang into street landscape borders. This is in order to avoid conflicts between the structures and crowns of trees.
- C. A street landscape border, Sec. 3.7.2.4 of the *LUC*, is a landscape area with a minimum width of ten (10) feet, running the full length of the street property line bounding the site except for points of ingress-egress.
 1. *Minimum Width.* The street landscape border minimum width is ten (10) feet. It is to be located on site and measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border is measured from the MS&R right-of-way line. For information on the location of the MS&R right-of-way line, refer to Sec. 2.8.3.4 of the *LUC*.

There are situations where the *LUC* allows up to five (5) feet of the required ten (10) feet of landscaping to be located within the right-of-way. The required landscaping may be located within the right-of-way only if there are no utilities within the same area, the required landscaping area is extended only to the back of sidewalk, and the City Engineer's Office approves such use in the right-of-way.

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3.4 Landscape Borders. (Cont'd)

On MS&R streets, the back of sidewalk is the standard sidewalk location based on the MS&R cross-section for the designated width. According to City Engineering standards, this would place the back of sidewalk seven and one-half (7½) feet from the face of roadway curb, unless there is a specific City Engineering plan indicating a different location. The MS&R cross-sections are listed in the *Major Streets and Routes (MS&R) Plan*.

2. *Maximum Width.* In situations where the street landscape border is wider than the minimum ten (10) foot requirement, the landscape border width needs to be determined for the purposes of calculating the fifty (50) percent vegetative coverage requirement, Sec. 3.7.2.4 of the *LUC*. The width is that area between the required screen and the property line, unless there is encroachment into the right-of-way as per Sec. 2-06.3.4.C.1.

- D. Within the street landscape border, the required landscape elements include the following.
 1. Canopy trees are to be provided in number equal to or greater than an average of one (1) per thirty-three (33) feet, excluding the access points, of the site frontage length, with a minimum of one (1) tree per site.
 2. Fifty (50) percent or more of the street landscape border area must have shrubs and vegetative ground cover to comply with the coverage requirement of Sec. 3.7.2.4 of the *LUC* and Sec. 2-06.3.5 of this Standard.
 3. Inorganic ground cover is to comply with the dust control measures of Sec. 3.7.2.7 of the *LUC*.
- E. An interior landscape border is a buffer area located along common property lines between two (2) land uses and is required in specific situations per Table 3.7.2-I of the Landscaping and Screening Regulations, Sec. 3.7.2.4 of the *LUC*. The only landscape elements required within the interior landscape border are canopy trees (Sec. 3.7.2.4 of the *LUC*) (see **Figure 6**).
 1. The canopy trees are to be provided in number equal to or greater than an average of one (1) per thirty-three (33) feet of property line length.
 2. Trees are to be planted within ten (10) feet of the property line.
 3. Inorganic ground cover is to comply with the dust control measures of Sec. 3.7.2.7 of the *LUC*.
- F. Under certain circumstances (refer to Sec. 3.7.2.4 of the *LUC*), the interior landscape border may be eliminated if an equivalent number of canopy trees is installed elsewhere within the vehicular use area.

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- 3.5 Plant Size, Location, and Spacing. Required plant characteristics and planting standards for various landscape applications are as follows.

- A. When vegetation is used to satisfy a screen requirement, the size of the plant material specified will be five (5) gallon minimum and be of a type that will maintain an opaque screen year round.

Screen planting can be aligned, clustered, or unevenly spaced to provide interest as long as the plants provide a continuous screen, at maturity (see **Figure 7**).

Because screens are to be opaque, plant growth in width, at maturity, is essential for vegetation to be acceptable as a screen. Therefore, when vegetation is proposed for screening purposes, an appropriate width of planter area must be provided in addition to the width of the landscape border for the plants to work as intended. The width of the screen is based on the growth pattern of the plant material chosen. For example, if Nerium oleander is specified, the minimum width that will have to be available is six (6) feet, as that plant grows as wide as it does high. The thickness of the plant is necessary for the required opaqueness to be acceptable as a screen.

- B. For the calculation of plant growth coverage, two (2) years' growth will be used as a base for shrubs and ground covers. Ten (10) years' growth will be used for trees.

If the requirement is for a certain size area of landscaping or for a purpose such as dust control, the plant materials used must be installed with the appropriate spacing and must cover more than fifty (50) percent of the area with vegetation. Indicate "on center" (o.c.) planting requirements for all ground cover.

- C. Trees that are located in areas of required landscaping will be a minimum fifteen (15) gallon container size and meet the minimum plant size standards for the Arizona Nursery Association Grower's Committee. Palms will have a minimum trunk height of five (5) feet from soil line to the bottom of the crown.
- D. The spacing of trees in the landscape borders must be adjusted to allow solar access to existing solar collectors on adjoining property and to prevent conflict with utility wires and easements (see **Figure 8**).
- E. Trees planted near sidewalks or curbs will be planted at a sufficient distance from the structural improvement to prevent pavement upheaval or soil settling. Where the distance is not available or where the design places the trees closer to the improvement, suitable barriers to the root system to mitigate pavement upheaval or soil settling will be installed with the landscaping. If the trees are in the public right-of-way, the root barriers must be approved by the City Engineer or designee.

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3.5 Plant Size, Location, and Spacing. (Cont'd)

- F. Shrubs in areas of required landscaping other than for opaque screening will be a minimum one (1) gallon container size, with twenty (20) percent of the required number to be five (5) gallon container size or larger.
- G. Ground cover in areas of required landscaping may be one (1) gallon container size or in flats if the watering techniques allow.
- H. Trees are to be planted an appropriate distance from refuse dumpster locations and loading spaces so that the tree canopy, at maturity, does not obstruct service.
- I. Use of high pollen-producing plants will be kept to a minimum on the site. These plant materials, when used, should not be concentrated in any one location. Pima County health ordinances regulating the use, maintenance, and sale of specific plant species, such as bermuda grass, mulberry trees, and olive trees, also apply in the City of Tucson.
- J. Landscape designs for developments that are projected for construction and occupancy during the winter months are to avoid using frost-sensitive vegetative ground cover. If it cannot be avoided, planting schedules should be discussed with the Development Services Department (DSD) to establish conditions of occupancy. Landscaping regulations require final inspection of landscaping prior to occupancy.

3.6 Crime Prevention Landscaping Guidelines. The positioning, location, and type of plant material, screening, and other landscape elements should allow for natural surveillance of the outdoor spaces from within buildings, from outdoor locations on-site, and from adjacent buildings, sites, and rights-of-way. Landscaping and screening should complement efforts to define public, semipublic, and private spaces. Security is enhanced when entrances to and exits from buildings or open spaces around buildings, including pedestrian walkways, are open and in view of the surrounding neighboring or adjacent sites. The more open the view of a space is the less likely that space will be used for commission of a crime.

- A. Encourage the utilization of curbs, sidewalks, and landscaped trails to define public, semipublic, and private areas.
- B. Define property owner/occupant areas of influence through the use of design elements, such as walls, fences, changes in level or grade, lights, color, or change in paving texture.
- C. To allow maximum visibility and surveillance of the development, utilize screening which is no higher than required by this Standard unless high enough to create an effective barrier to entry.

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3.6 Crime Prevention Landscaping Guidelines. (Cont'd)

- D. In areas adjacent to doors and windows, select plant material of such height to retain visibility of building openings from the street or from other development (e.g., less than thirty [30] inches or with a greater than six [6] foot space between the ground and the canopy).
- E. Shrubs and ground cover located within four (4) feet of the edge of a walkway shall not exceed thirty (30) inches in height, except where other requirements call for a greater height. An effort should be made to avoid a design requiring a greater height. Trees located less than twelve (12) feet from the edge of a walkway shall be trimmed to a minimum six (6) foot canopy height. (See **Figure 9**.)

Use of barrier plants (see **Figure 10**) in areas adjacent to walkways is recommended with consideration for pedestrian safety in compliance with Sec. 2-06.3.8.

- F. River rock shall not be used in landscaping located adjacent to parking lots.
- G. Unless adjacent to a pedestrian path, barrier plants shall be planted below and extending at least twelve (12) inches beyond each side of windows. Plant materials in this area shall be no higher than the sill height of the window.

3.7 Screening Standards. The screening requirement is in addition to the landscape requirements. The use of vegetation to satisfy the screen requirement is allowed only to provide for alternative treatment and is not in any way meant to imply that the vegetative screen can also be used to meet the landscape requirement. In the following discussions, the word "screen" includes all types of screens (walls, fences, earth berms, hedges, etc.), unless a particular type of screen material is specifically identified. When applied to a vegetative screen, the height is based on growth, at maturity.

- A. Height of screens is measured in the following manner.
 - 1. The height of screening material adjacent to property lines is measured on the project side of the screen, at finish grade (see **Figure 11**).
 - 2. The height of screening material necessary for certain uses, such as mechanical installations, is measured from the highest point of the element being screened, up to a maximum of six (6) feet, if the screen is free standing or as allowed by the Uniform Building Code if attached to the primary building (see **Figure 11**).

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3.7 Screening Standards. (Cont'd)

B. Screen Location Along Street Frontages.

1. Screens with a height greater than thirty (30) inches cannot be located within the sight visibility triangle (SVT) required by Development Standard 3-01.0. This means that, if a screen is between thirty (30) inches and six (6) feet in height and encroaches into the SVT, the screen must be located outside the SVT area.
2. Screens, whether required or not, are to be located on the development side of the street landscape border so that the landscaping is visible from the street.
3. Screens may be located any distance from the property line as long as the street landscape border is between the screen and the street property line and the screen does not interfere with the SVT.
4. A building can serve as the required screen along a street if only landscaping is proposed between the building and the street property line.
5. Screens are allowed by Code to encroach into or be located within the minimum width required for the street landscape border under the following conditions.

This flexibility is available to provide design alternatives to the monotony of a linear treatment to a screen and is not intended as a method of reducing the amount of required landscaping.

- a. The minimum width provided for the street landscape border is ten (10) feet.
- b. Vegetative screens can encroach three (3) feet into the street landscape border. If the growing characteristics of selected plant material, at maturity, are of a width greater than three (3) feet, the plant location will be moved farther away from the street property line to allow for the growth.

For example, Nerium oleander grows as wide as it grows high. These plants grow anywhere from six (6) to twenty (20) feet in height. If oleanders were used for the screen, the plants would have to be planted a minimum two (2) feet outside the street landscape border so that the growth, in width, of the plant does not encroach more than the allowed three (3) feet. This example assumes the plant reaches eight (8) feet in width within the two (2) year growth period. With this type of plant, the street landscape border, including the screen, would be a minimum of fifteen (15) feet wide (see **Figure 7**).

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3.7 Screening Standards. (Cont'd)

- c. Screens of nonplant material may encroach up to three (3) feet into the street landscape border, depending on the architectural treatment in the placement of the screen (see **Figure 12**).

If the screen is constructed in a linear pattern, then the screen can encroach only the width of the material used. If the material is eight (8) inches wide, the screen encroachment is limited to that width.

If the screen is constructed with offsets, curving walls, or other similar treatment that would break up a linear pattern, then the screen can encroach up to three (3) feet into the street landscape border with the offsets. The following apply to encroachments:

- 1) That part of the offset or curve farthest away from the property line will be placed no closer to the property line than the rear (development side) of the landscape border, allowing for the width of the screening material; and
 - 2) Within the encroachment width of the offset or curve, there should be more than seventy-five (75) percent of that landscaped area on the street side of the screen; and
 - 3) Those portions of the required street landscape border lying on either side of the screen are landscaped as required (see **Figure 12**).
- d. When screening is accomplished with berms, the highest point of the berms must be on site and no closer than one (1) foot from the property line or the MS&R right-of-way line, whichever is more strict.

The one (1) foot distance from the property line on the location of the berm crest is a minimum. In most cases, it will be greater than one (1) foot unless there is excess right-of-way, and the City Engineer's Office allows the berm to occur within the right-of-way area.

The slope of the earth berm will not exceed one (1) foot of rise for every three (3) feet of distance. This is applicable on all slopes. At this ratio, a minimum of nine (9) feet in distance (the width of the border) is needed to achieve a height of three (3) feet for only one (1) side of the berm.

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3.7 Screening Standards. (Cont'd)

If berms are used in conjunction with vegetation or a retaining wall to achieve the screen, the vegetation or wall still has to occur at the area of the landscape border farthest away from the property line as per Sec. 2-06.3.7.B.5.b.

Bermed areas, front and back sides, must be landscaped to comply with minimum requirements when located within the street landscape border area. Vegetation also minimizes erosion.

If the toe of the berm slope abuts a sidewalk or pedestrian area, design precautions must be implemented to prevent water from washing debris, dirt, rocks, etc., onto the sidewalk or eroding the pedestrian path.

The ordinance requires the thirty (30) inch screen across the entire frontage, except at points of ingress-egress. When berms are used, design solutions are to be provided accomplishing screening requirements if the berm cannot satisfy the requirements (i.e., at the ends where the berm slopes or if the berm is cut to place a tree).

C. Screen Location Along Interior Property Lines.

The location of required screens along interior property lines is the property line. There is no specified location for screens if they are not required.

In situations where a utility or drainage easement runs along a property line and the width of easement lying within a site is not used as part of the site, then the required screen can be located at the easement line.

D. Screen heights shall be reduced in compliance with Sec. 2-06.3.6.E. (See *Figure 9*.)

3.8 Safety Standards.

- A.** Vegetation, such as those with spines, thorns, or needles, that may present hazards to pedestrians, bicycles, or vehicles are to be planted a safe distance from the outer branch tips to the edge of a walkway, bike lane or path, roadway, or parking area access lane (PAAL). The growing characteristics of the vegetation are to be taken into consideration when determining this distance (see *Figure 13*).
- B.** Shrubs or ground cover planted adjacent to a walkway, driveway, bicycle path, or street must be placed with the plant center at a distance equal to or greater than one-half (½) the normal width of the plant, at maturity.

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3.8 Safety Standards. (Cont'd)

- C. Shrubs or ground cover that spreads will be kept pruned to prevent encroachment upon walkways, bicycle paths, driveways, or streets.
- D. Trees with the potential for overhanging a walkway, driveway, bicycle path, parking space, or street must be of a type that, at maturity, provides a canopy with an understory height clearance of eight (8) feet for walkways and bicycle paths, twelve (12) feet for driveways and streets, and fifteen (15) feet for loading spaces. The height clearance will be maintained by pruning during the tree's active growth period or when necessary.
- E. Trees should be planted no closer than three (3) feet from a PAAL or street to avoid damage from vehicles.
- F. Shrubs located in planting areas within vehicular use areas at the intersections of drives will be of a type that grows to no more than thirty (30) inches in height. Any other planted area that may potentially obscure a driver's view of oncoming pedestrians, bicyclists, or vehicles is also subject to this requirement.
- G. Sight Visibility (see **Figure 14**). All landscaping and screening must comply with the sight visibility requirements of Development Standard 3-01.0. Plant materials located within sight visibility triangles should consist of ground cover or low-growing vegetation of a species that will not grow higher than thirty (30) inches. However, trees may be installed within those areas provided that:
 - 1. The trunk caliper, at maturity, will not exceed twelve (12) inches in diameter;
 - 2. The lowest branch of any tree is at least six (6) feet above the grade of the street or driveway, whichever is the determining factor in the sight visibility triangle; and
 - 3. Trees are not planted in a line that could result in a solid wall effect when viewed at an angle.
- H. Required screening over thirty (30) inches in height will be placed out of the sight visibility triangle.
- I. Trees are to be planted an appropriate distance from refuse dumpster locations so that the tree canopy, at maturity, does not obstruct collection.

2-06.4.0 RESERVED.

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2-06.5.0 WATER CONSERVATION AND IRRIGATION STANDARDS.

- 5.1 Xeriscape Landscape Concepts. Landscaping as required by the *LUC* is to be low water use with emphasis on the utilization of water conserving irrigation systems and drought tolerant vegetation as listed in the Drought Tolerant Plant List in Development Standard 2-16.0. The *LUC* allows the use of nondrought tolerant plants within an oasis area only.

Xeriscape landscaping is a transitional planting zone concept which may consist of as many as three (3) zones, as follows:

Zone 1. The oasis zone is not required nor encouraged. If used, the oasis zone must be planned in areas of high use, such as active recreation areas or social gathering areas near buildings. Oasis areas have added benefits of decreasing interior energy use if planned in conjunction with energy-conserving building design. (See Sec. 2-06.3.2 to calculate oasis zone size.)

There are no restrictions on plant selection within this zone, and the use of turf is allowed; however, a lush green effect can also be achieved with plant selection from the Drought Tolerant Plant List. Irrigation systems for plants within this zone should be valved separately from plants in Zones 2 or 3, if plants in the other zones have different watering requirements.

Zone 2. This zone is the transition zone between Zone 1 (oasis zone) and Zone 3. Plant selection for this zone must be from the Drought Tolerant Plant List and should have a lower watering requirement than plants in the oasis zone. If plants selected have a different watering requirement from those in Zone 1 or 3, then the irrigation system should be valved separately.

Zone 3. This zone is usually on the periphery of the property adjacent to Zone 2. Plant selection is from the Drought Tolerant Plant List and generally includes those with the lowest irrigation requirements. Plants in this zone, if selected with care, can be of the type that could survive without irrigation once established. Use of native plants indigenous to the area is encouraged (see **Figure 15**).

5.2 Soil Preparation.

- A. The soil will be amended with natural material suitable for the particular requirements of the plants to allow the plants to grow and to use water more effectively.
- B. Caliche layers will be broken in planting areas to promote good drainage and root growth.

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5.2 Soil Preparation. (Cont'd)

- C. If vegetative ground cover is not intended, a minimum two (2) inch layer of organic or inorganic material (i.e., decomposed granite, rock mulch, or other material) will be used as ground cover under and around the vegetation in landscaped areas to help cool soil areas, reduce evaporation, and retard weed growth. Existing areas of undisturbed native vegetation retained on the site are not required to have the soil mulched or amended.

5.3 Reclaimed Water Use--Tucson Water Review.

- A. The Tucson Water Department will review all applications for building permits and development plans to determine the feasibility of using reclaimed water to irrigate landscaping.
- B. Tucson Water will provide the applicant with a sign-off sheet indicating whether potable water or reclaimed water will be used for irrigation.
- C. The applicant will turn in the sign-off sheet to the Development Services Department (DSD) prior to the issuance of a building permit or the approval of a development plan.

5.4 Irrigation Standards. Most plant material requires supplemental irrigation. In general, most newly planted vegetation, with the possible exception of native cacti, requires irrigation until established.

A. *System Specifications.*

- 1. The source of irrigation water, whether potable or reclaimed, will be indicated on the irrigation plan.
- 2. Rigid irrigation pipes and flexible drip system irrigation lines under paved surfaces will be contained in pipe sleeves.
- 3. Pipes or lines carrying water under constant pressure will be buried to a minimum depth of twenty-four (24) inches. Those that are under intermittent pressure will be buried to a minimum depth of eighteen (18) inches.
- 4. Nonpressure polyethylene lines will be buried to a minimum depth of eight (8) inches. Nonpressure PVC lines will be buried to a minimum depth of twelve (12) inches.
- 5. Turf, shrub, and bubbler heads closer than twelve (12) inches to any paved surface will be pop-up heads.

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5.4 Irrigation Standards. (Cont'd)

6. Turf, shrub, and bubbler heads located within twenty-four (24) inches of any paved surface will be installed with a system that allows the riser assembly to absorb impacts and return to normal position.
7. Spray irrigation systems are to be used only in the oasis area for turf. These areas will be served by low precipitation rates. Matched precipitation rate heads should be used.
8. Temporary spray irrigation systems may be used to establish hydroseeded areas. All other plant material, excluding turf, will be irrigated with drip irrigation or low-flow bubblers. Drip irrigation is encouraged. The systems will be reviewed on a case-by-case basis.
9. Trees and shrubs outside of areas of spray irrigation will be irrigated with low-flow bubblers or emitters.
10. The irrigation system will include an automatic timing controller. Digital controllers are encouraged, as they are more accurate than electromechanical controllers. Some digital controllers have added features, such as water budgeting, which improve the water conserving capabilities of the system.

B. *System Design and Layout.*

1. Irrigation systems will be designed with attention to prevailing winds, degree of slope, type of soil, soil percolation (infiltration), season, and type of vegetation to be watered. These design constraints, and any others that may be specific to the site, will be clearly indicated on all irrigation documents.
2. Spray irrigation systems will be designed to provide one hundred (100) percent head-to-head coverage of the area of irrigation to avoid dry spots and overspray onto any paved or unplanted surface.
3. Areas of different water requirements, such as the oasis, trees and shrubs, the vehicular use area, landscape borders, and native vegetation areas, will be controlled by separate remote control valves.
4. The design of irrigation systems and irrigation schedules should attempt to match application rates with infiltration rates in order to minimize runoff and reduce evaporation.
5. Sprinkler heads and nozzles within each control valve should have matching precipitation rates.

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5.4 Irrigation Standards. (Cont'd)

6. Spray irrigation systems are not to be installed in planting strips less than ten (10) feet wide. Strip spray heads are not allowed.
7. Irrigation timers are to be set for irrigation cycles between 8 p.m. and 8 a.m. between May and September to minimize water loss due to evaporation.
8. Rain-sensing and moisture-sensing devices are encouraged.

2-06.6.0 MAINTENANCE STANDARDS.

6.1 Plant Materials.

- A. Any plant material in areas of required landscaping that does not survive will be replaced with an equivalent size and species within thirty (30) days.
- B. Plant material will be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.
- C. Clipping and pruning of the plant material are required to allow maximum shading while preserving surveillance opportunities and preventing obstructive overhang into walks, curb areas, drives, and line of sight triangles.

For general guidelines on height clearance of tree canopies, refer to Sec. 2-06.3.6.D, Sec. 2-06.3.6.E, Sec. 2-06.3.6.F, and Sec. 2-06.3.7.D.

- D. All dead or removed plant material will be replaced with plant material acceptable under the requirements of the xeriscape landscaping regulations. Replacement material will be a minimum fifteen (15) gallon size for trees and five (5) gallon size for shrubs.
- E. Regular landscape maintenance should ensure water efficiency and include, but not be limited to, pruning, mulching, weeding, litter removal, aerating and dethatching turf areas, and fertilizing nonnative plant materials.

6.2 Inert Materials.

- A. Exterior improvements, such as benches, walls, or ramadas, will be of durable materials appropriate to the desert climate. Material with integral coloring or stucco is preferred for seating fixtures and other permanent improvements.
- B. Inert materials used in the landscaping areas will be of a nature to withstand the extremes of the desert climate and minimize heat gain or reflected heat.

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6.2 Inert Materials. (Cont'd)

- C. The inert materials will be replaced as needed due to displacement or erosion.

6.3 Planting Areas.

- A. Inert materials will be used in inaccessible, narrow, or hard to maintain sections of the planting areas.
- B. Landscaped areas will be kept free of trash, weeds, debris, and dead plant material and will in all respects be maintained in a clean and neat fashion.
- C. Use of river rock is discouraged adjacent to building windows.

6.4 Landscape Removal.

- A. Substantial modifications, as determined by the DSD Director, and/or removal of plant materials or other landscape elements will require review and approval of a revised landscape plan by DSD.
- B. The removal or destruction of landscape material which has been installed according to an approved landscape plan and not replaced constitutes a violation of the *LUC*.
- C. Minor modifications of the landscaping occurring as a result of routine maintenance, necessary replacement of elements because of damage or disease, or other causes are not subject to review by DSD.

6.5 Screening and Wall Maintenance.

- A. Paint and stucco will be renewed on the surfaces of fences and walls as needed.
- B. Wooden slats in chain link fences will be replaced as needed to retain the opacity of the screen.
- C. Any screening device which has deteriorated to the point where it does not serve as a screen will be replaced by the property owner. Vegetation used to meet the screening requirements cannot be replaced with new vegetation after two (2) years past the installation. Replacement must be with another option for screening, such as a fence or a wall, in order to achieve an immediate screen. This requirement does not apply to the occasional replacement of single plants within a vegetative screen.

6.6 Irrigation System Maintenance. Irrigation systems will be maintained and replaced as necessary to continue to conserve water. Detection and repair of leaky or broken pipes, valves, and fittings and malfunctioning and/or misaligned heads, emitters, and bubblers will be part of a regular maintenance program for the site.

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6.6 Irrigation System Maintenance. (Cont'd)

- A. Automatic Irrigation Controllers are recommended to be reset a minimum of four (4) times a year (spring, summer, fall, and winter) to adjust for plant water requirements which vary according to the season.
- B. Whenever possible, repair of irrigation equipment should be done with the originally specified materials or their equivalent.

2-06.7.0 SCENIC CORRIDOR ZONE (SCZ).

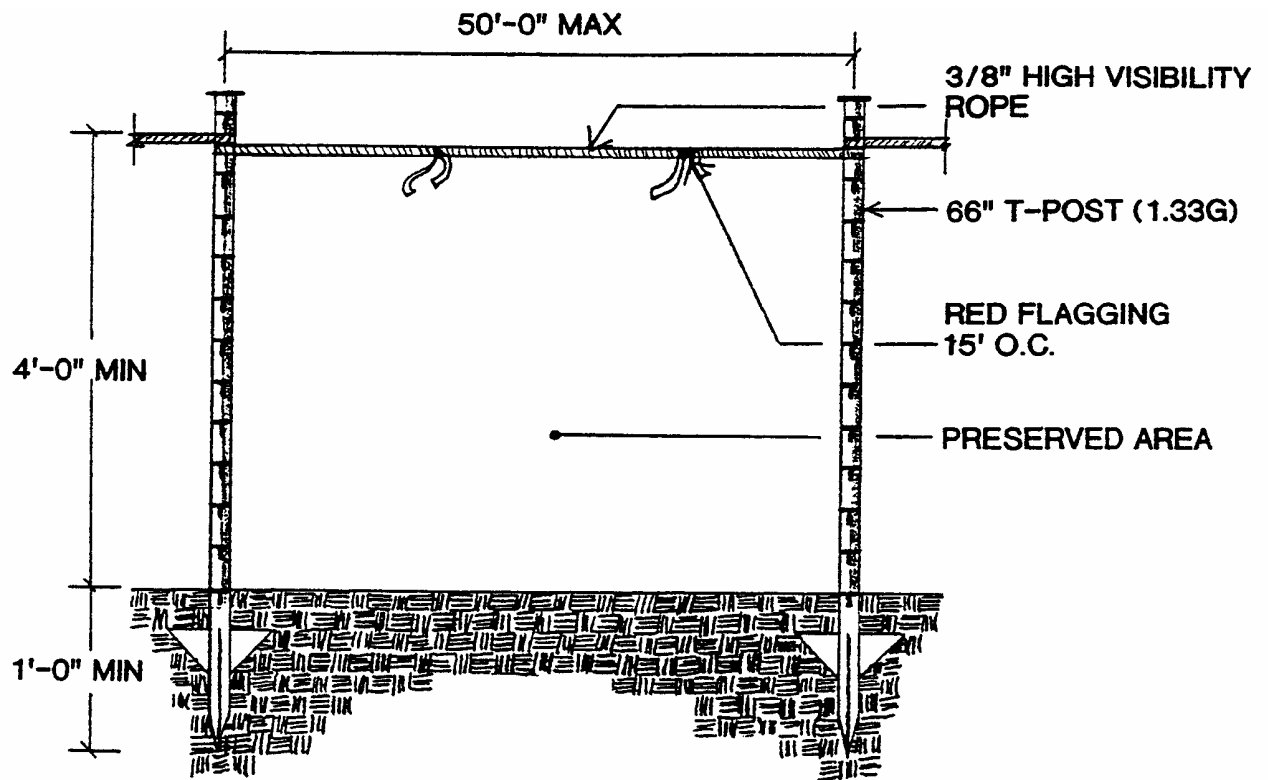
7.1 Type of Vegetation.

- A. Within street right-of-way, vegetation is to consist of native plant material. For guidelines on selection of native plants, refer to Development Standard 2-16.0.
- B. Within the required buffer area, indigenous plant material is to remain. If any disturbance occurs during construction or prior to permit application, the buffer area is to be revegetated with native plants indigenous to the site and the area reconstructed to look as natural as possible.
- C. Any landscape area visible from the Scenic Corridor Zone is to be landscaped using native plant material indigenous to the site or plants selected from the Drought Tolerant Plant List, Development Standard 2-16.0.
- D. In areas not visible from the Scenic Corridor Zone, vegetation may consist of native plants indigenous to the site or drought tolerant plant material. Oasis area landscaping material may also be planted within this area at the levels permitted by the landscaping ordinance.

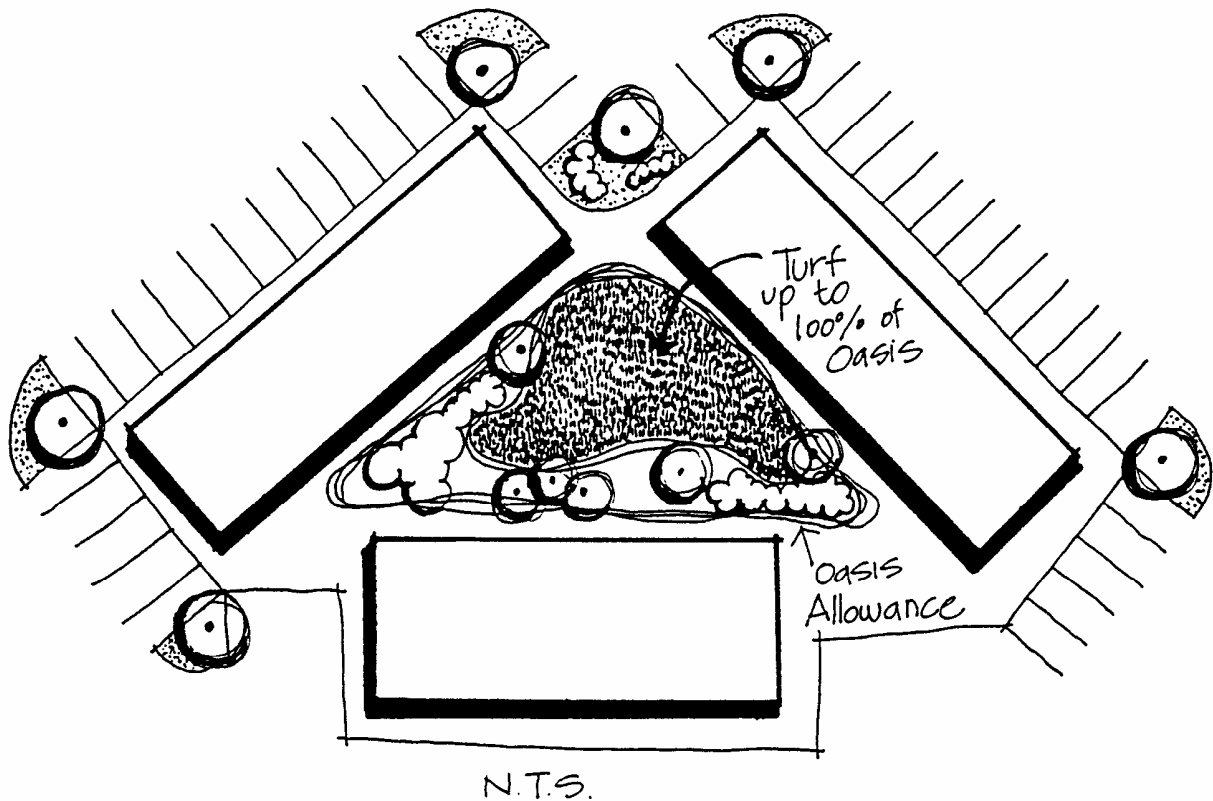
2-06.8.0 LIST OF FIGURES.

- Figure 1 - Site Preservation Fence Detail
- Figure 2 - Oasis Allowance for Multifamily Development
- Figure 3 - Oasis Allowance for Office Development
- Figure 4 - Vehicular Use Area
- Figure 5 - Vehicular Use Area
- Figure 6 - Interior Landscape Border
- Figure 7 - Plant Size, Location, and Spacing
- Figure 8 - Plant Size, Location, and Spacing
- Figure 9 - Pedestrian Safety Zone
- Figure 10 - Security Plant Materials
- Figure 11 - Screening Standards
- Figure 12 - Screening Standards
- Figure 13 - Safety Standards
- Figure 14 - Safety Standards
- Figure 15 - Zone Planting Concept

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LANDSCAPING AND SCREENING STANDARDS



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DS. 2-06.3.2 Oasis Allowance
Multifamily Development

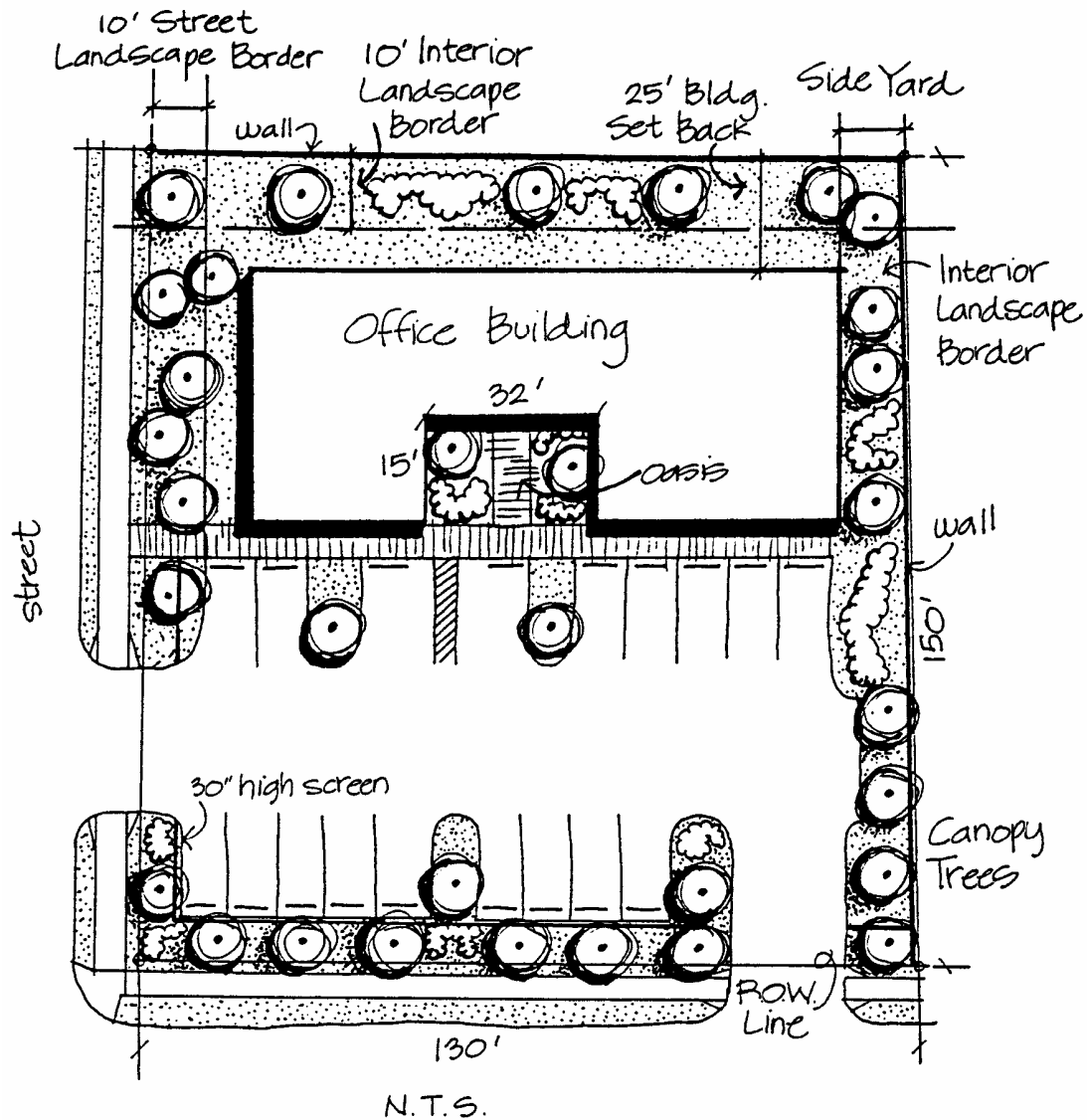
Oasis Allowance = 5% of Site
Turf Allowance = Up to 100% of Oasis

Example using one of the three options:

Four Acre Multifamily Development = 172,240 sq.ft.
X.05

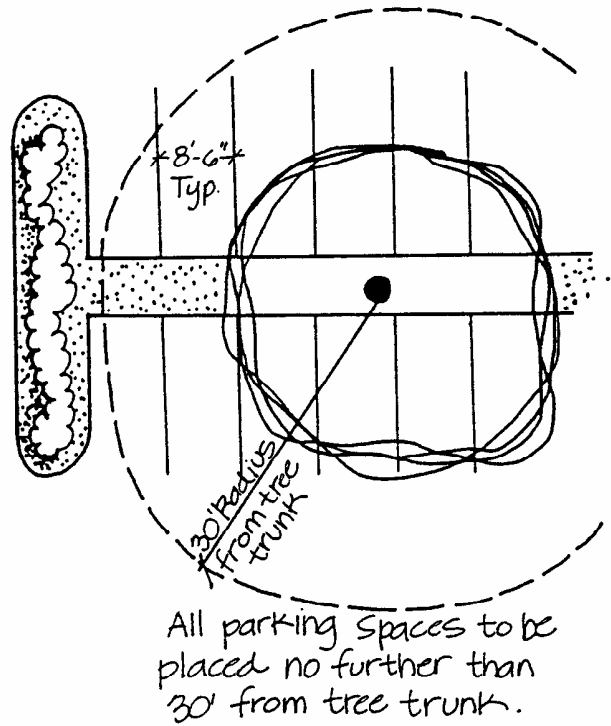
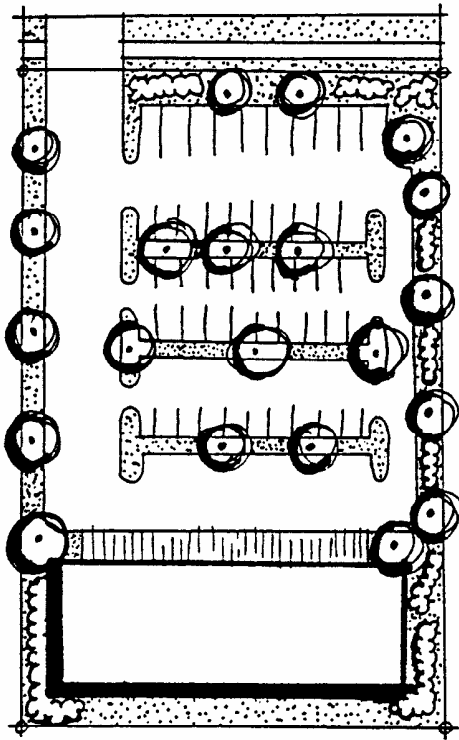
8712 sq.ft.
Oasis Allowance

**CITY OF TUCSON
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LANDSCAPING AND SCREENING STANDARDS**



D.S. 2-06.3.2 Oasis Allowance
 Oasis Allowance for office development
 2.5% of Site area
 Calculation:
 Site Area = 150'
 x 130'
 —————
 19,500 sq. ft.
 x .025
 —————
 487.5 sq. ft. = Max. Oasis Area
 Max. Oasis Area = 15' x 32' = 480 sq. ft.

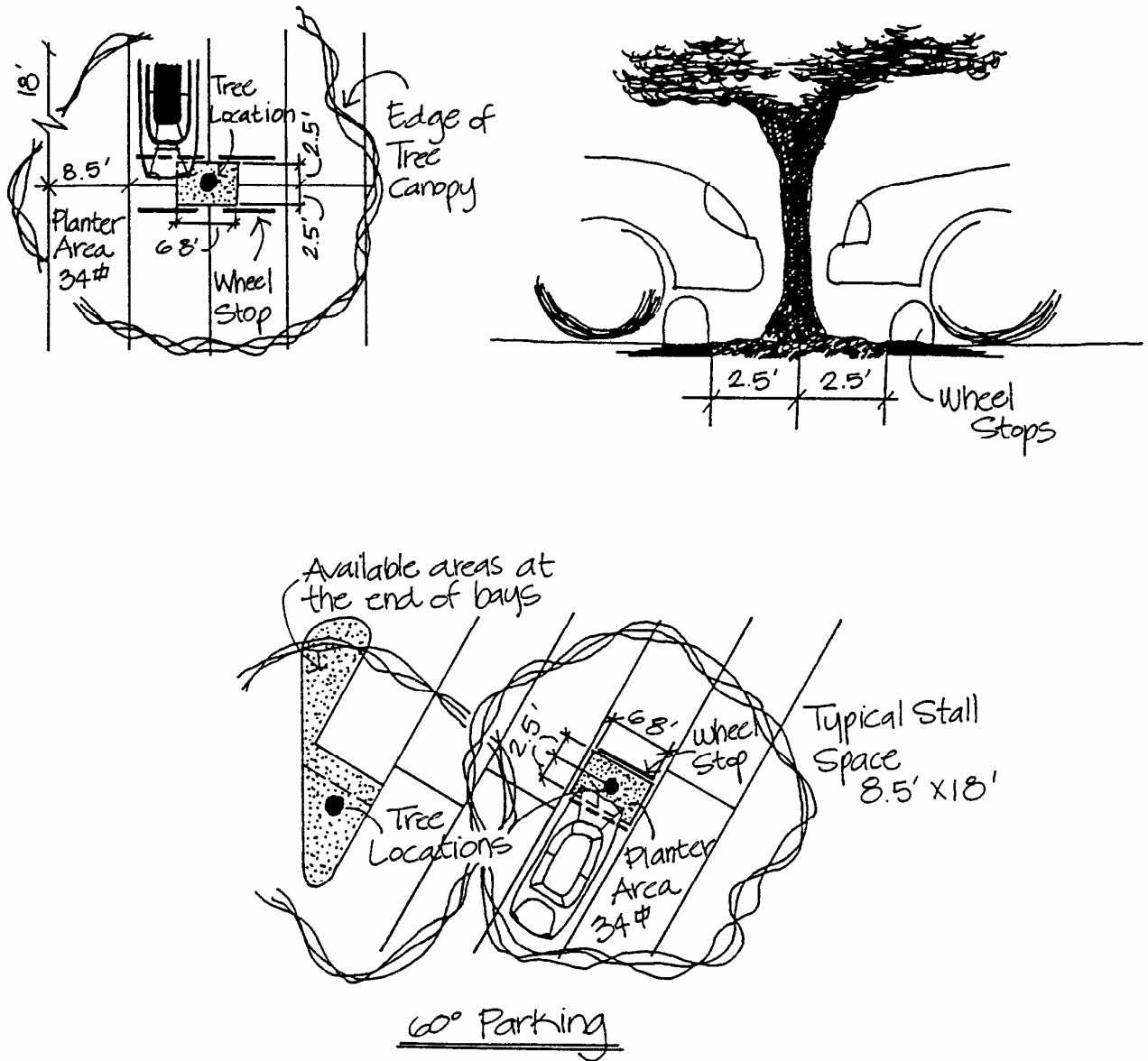
CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



N.T.S.

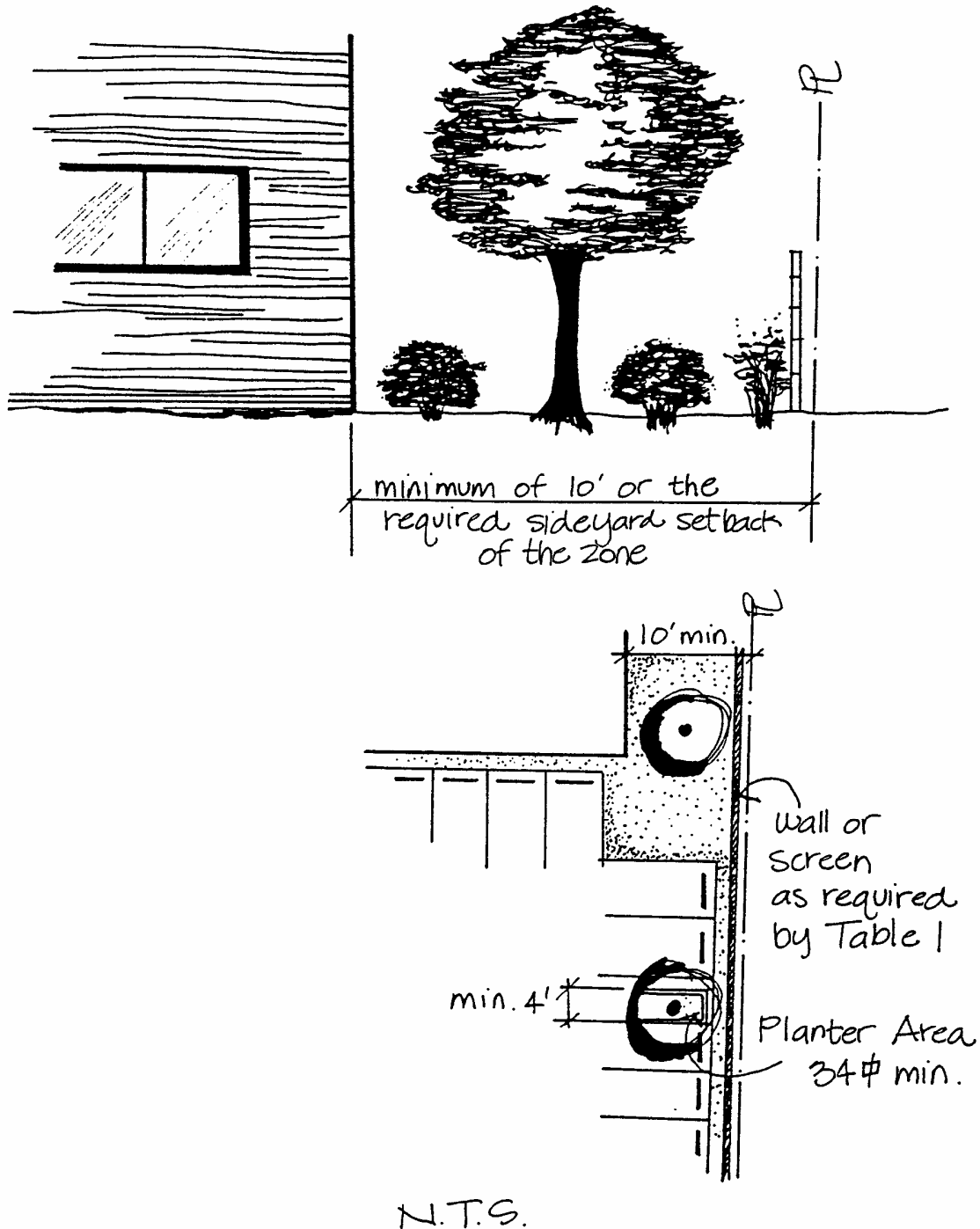
D.S. 2-06.3.3. Vehicular Use Area
Tree Planting Option for Parking Areas

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



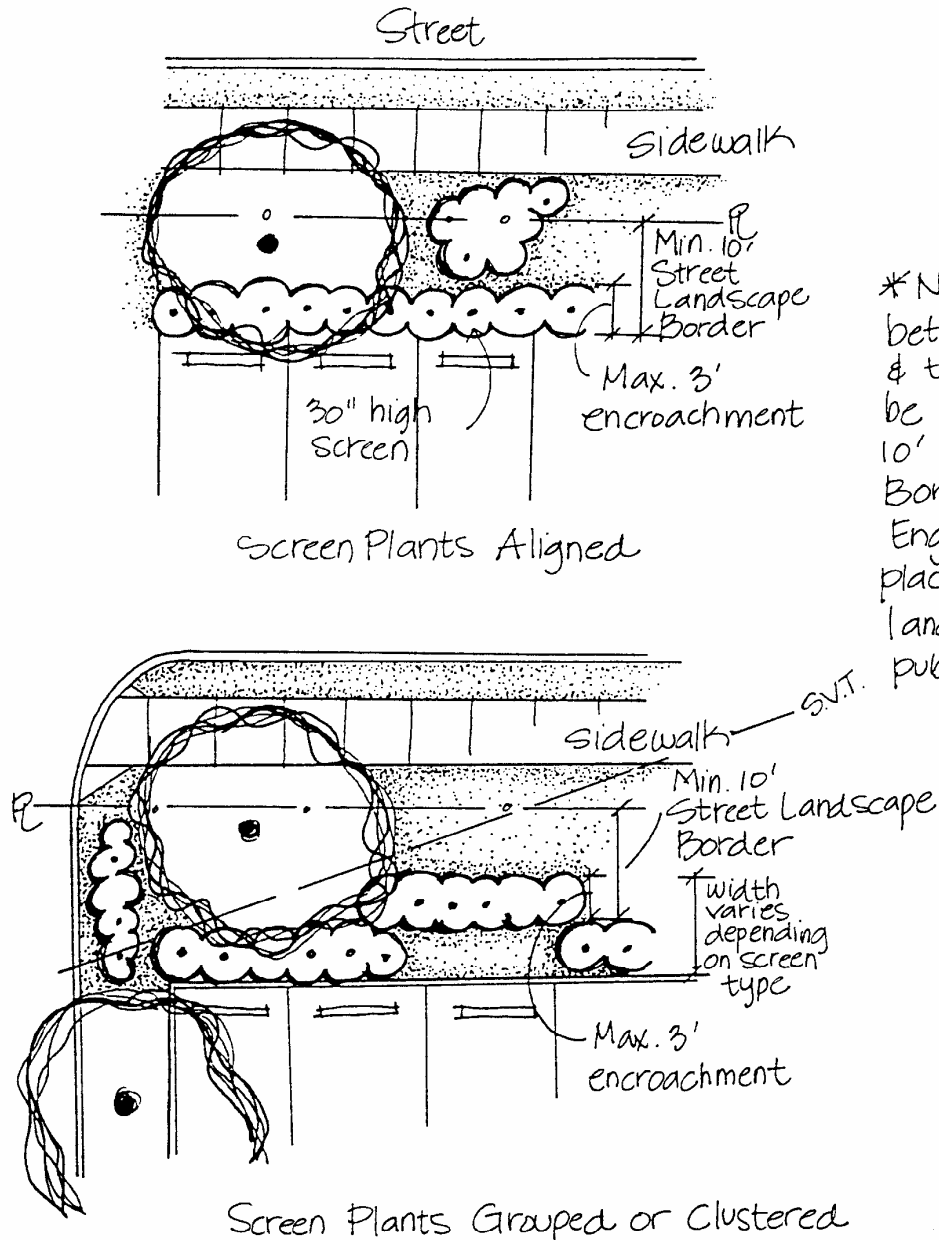
D.S. 2-06.3.3.E.
Vehicular Use Areas

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



D.S. 2-06.3.4. Interior Landscape Border

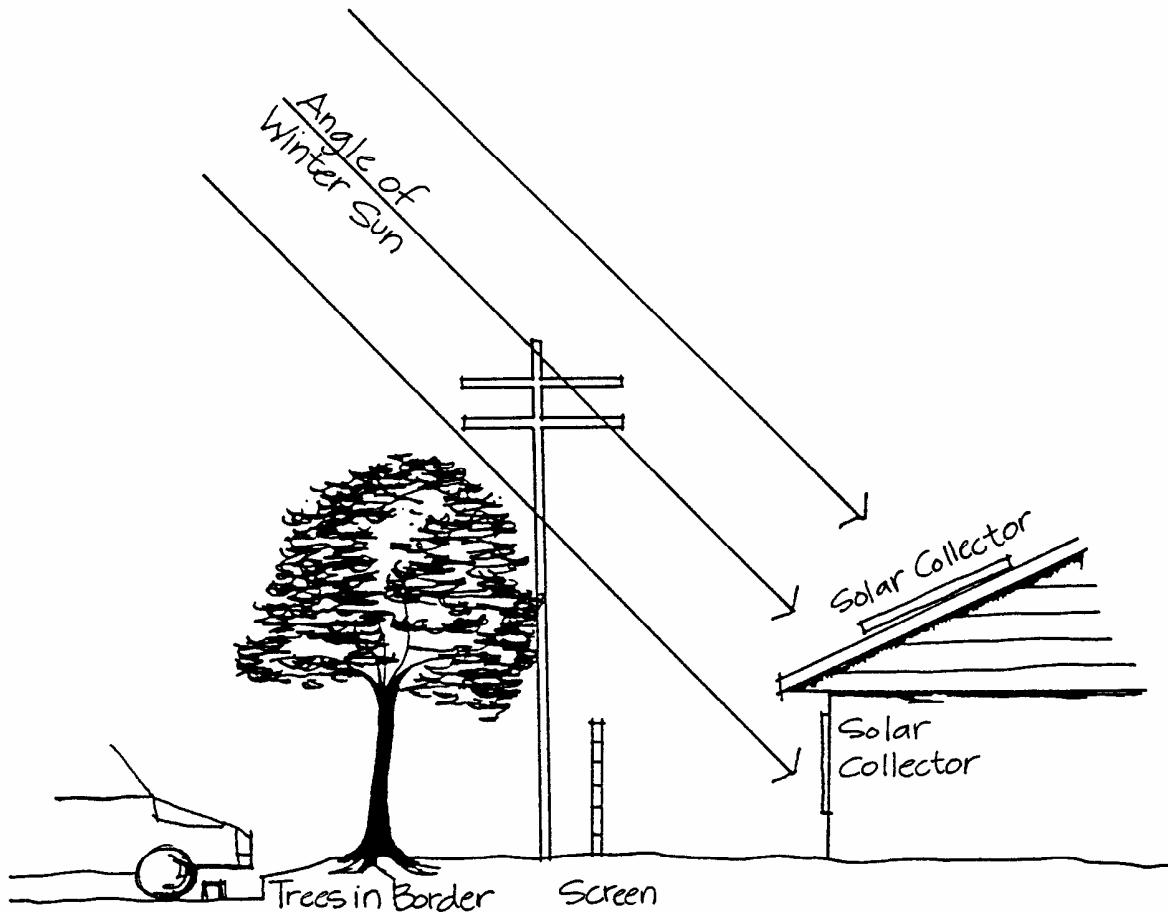
**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS**



*Note: The area between the sidewalk & the property line may be included in the min. 10' Street Landscape Border if the City Engineer approves the placement of required landscaping in the public right of way.

D.S. 2-06.3.5.A. Plant Size Location & Spacing

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DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS

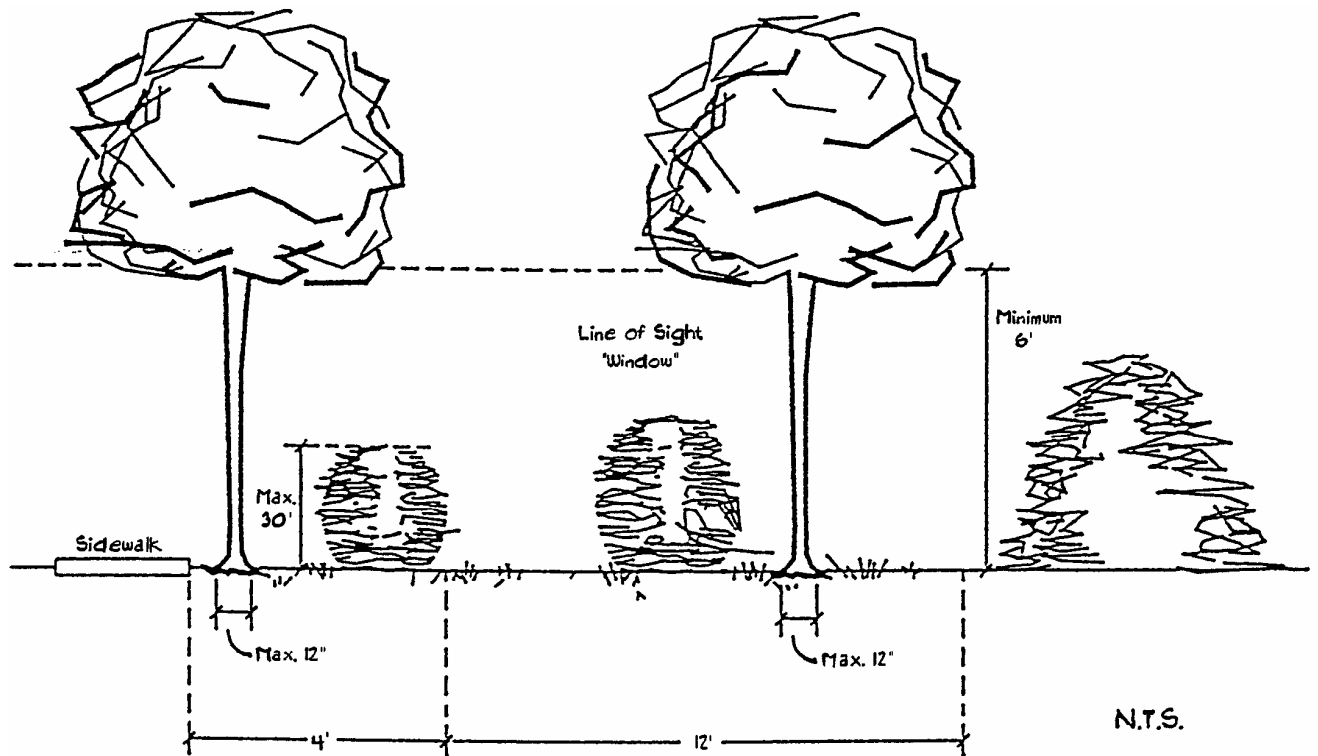


N.T.S.

D.S. 2-06.3.4.D. Plant Size, Location
and Spacing

Adjust the locations of trees in the
Border to allow access to existing solar
collectors & prevent conflicts with utility
wires or easements.

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LANDSCAPING AND SCREENING STANDARDS



DEVELOPMENT STANDARD 2-06.3.6.E. Pedestrian Safety Zone.

Within four (4) feet of a pedestrian path, vegetation must be trimmed to thirty (30) inches in height. Within twelve (12) feet of a pedestrian path, tree canopies must be pruned to a minimum height of six (6) feet.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS**

SECURITY PLANT MATERIALS

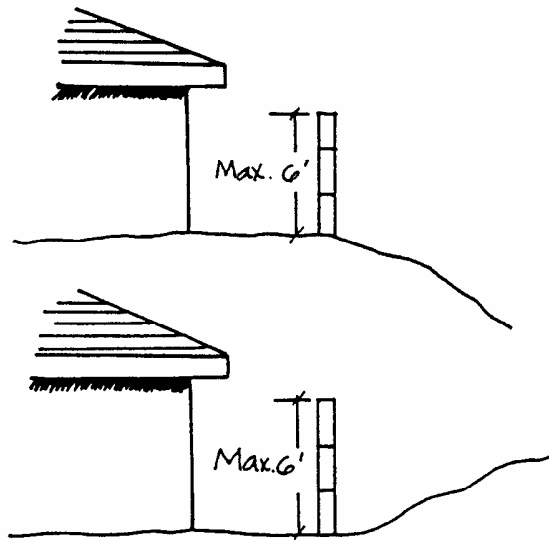
BOTANICAL NAME	COMMON NAME	Evergreen	Deciduous	Barrier	Hedge	Thorns	Stickers	Dense	Height at Maturity	Tree	Shrub	Ground Cover	Perennial
Acacia species			•	•		•	•		Varies	•	•		
Agave - many species		•		•		•			Varies				•
Aloe barbadensis	Aloe Vera	•		•			•		2'				•
Aloe saponaria	African Aloe	•		•			•		12"				•
Araucaria bidwillii	Bunya-Bunya Tree	•		•			•		80'	•			
Asparagus falcatus	Sickle Thorn Asparagus	•				•			12"			•	•
Atriplex lentiformis	Saltbush	•		•			•	•	8'		•		
Bambusa - many species	Bamboo	•			•			•	10'-15'				•
Bougainvillea 'Barbara Karst'			•	•					8'-10'		•		
Bougainvillea - Bush Var.	Bush Bougainvillea		•		•				3'-4'		•		
Caesalpinia pulcherrima	Red Bird of Paradise		•	•		•			6'	•	•		
Carissa grandiflora	Natal Plum - Many Var.	•		•		•		•	2'-6'		•		
Celtis pallida	Spiny Hackberry		•	•		•		•	8'-10'	•	•		
Chamaerops humilis	Med. Fan Palm	•		•	•			•	6'-10'				•
Cortaderia selloana	Pampas Grass	•		•				•	10'				•
Cotoneaster pannosus	Silverleaf Cotoneaster	•			•				6'-10'		•		
Dasyliion wheeleri	Sotol	•		•			•		5'				•
Euphorbia mili	Crown of Thorns	•		•		•			7'-8'				•
Feijoa sellowiana	Pineapple Guava	•			•			•	6'-15'		•		
Ferocactus species	Barrel Cactus	•				•			2'				•
Fouquieria splendens	Ocotillo	•		•		•			12'				•
Ilex cornuta 'Burfordii'	Burford's Holly	•		•	•		•		6'		•		
Jasminum mesnyi	Primrose Jasmine	•			•			•	6'-8'		•		
Juniperus species	Juniper	•			•		•	•	Varies		•		
Leucophyllum frutescens	Texas Ranger	•			•			•	6'-8'		•		
Ligustrum lucidum	Privet	•			•			•	10'-30'	•	•		
Mahonia aquifolium	Oregon Grape	•			•		•	•	6'		•		
Nerium oleander	Oleander	•			•			•	10'-15'		•		
Opuntia species	Prickly Pear; Cholla	•		•			•		Varies				•
Photinia fraseri	Photinia	•			•				10'		•		
Pithecellobium flexicaule	Texas Ebony		•	•		•			20'	•	•		
Punica granatum	Pomegranate		•		•				12'-20'	•	•		

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS**

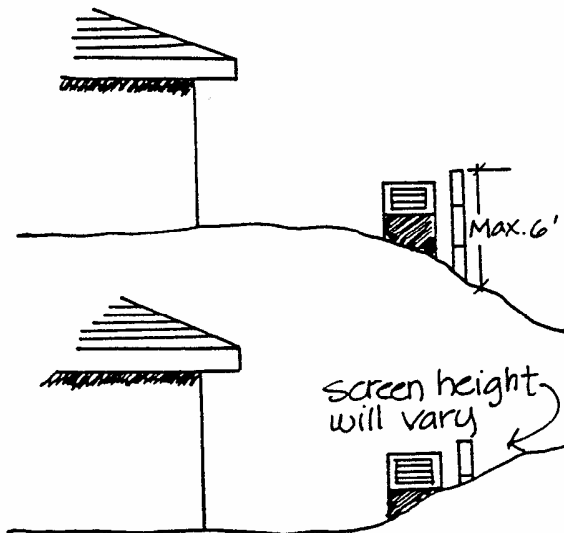
SECURITY PLANT MATERIALS (CONT'D)

BOTANICAL NAME	COMMON NAME	Evergreen	Deciduous	Barrier	Hedge	Thorns	Stickers	Dense	Height at Maturity	Tree	Shrub	Ground Cover	Perennial
Pyracantha 'Rosedale'	Firethorn	•		•		•			8'-10'		•		
Pyracantha 'Santa Cruz'	Firethorn	•		•		•			2'-3'		•		
Rosa	Rose		•	•		•			Varies		•		•
Rosa banksiae	Lady Bank's Rose	•		•		•		•	Varies		•		
Tamarix aphylla	Tamarisk	•			•			•	10'-30'	•	•		
Vauquelinia californica	Arizona Rosewood	•			•			•	8'		•		
Viburnum suspensum	Viburnum	•			•				6'-8'		•		
Xylosma congestum	Xylosma	•			•			•	8'-15'	•	•		
Yucca aloifolia	Spanish Bayonet	•		•			•		5'-7'				•
Yucca brevifolia	Joshua Tree	•		•			•		15'				•
Yucca whipplei	Our Lord's Candle	•		•			•		2'-4'				•

CITY OF TUCSON
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LANDSCAPING AND SCREENING STANDARDS



Measure the height of the screen from the interior of the project site.
Maximum height for a free-standing screen is 6 feet.

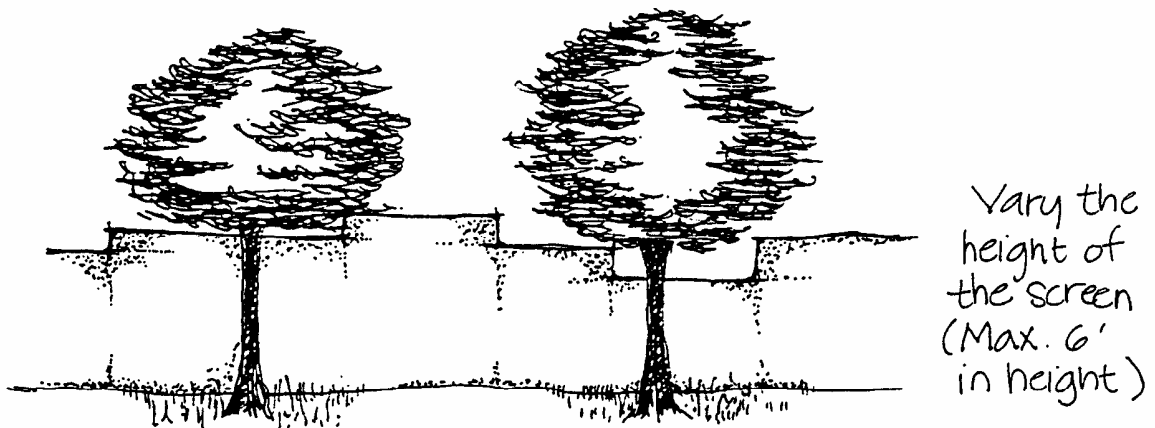
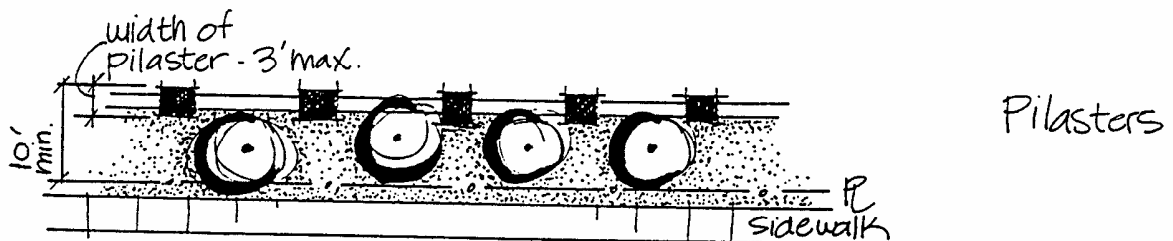
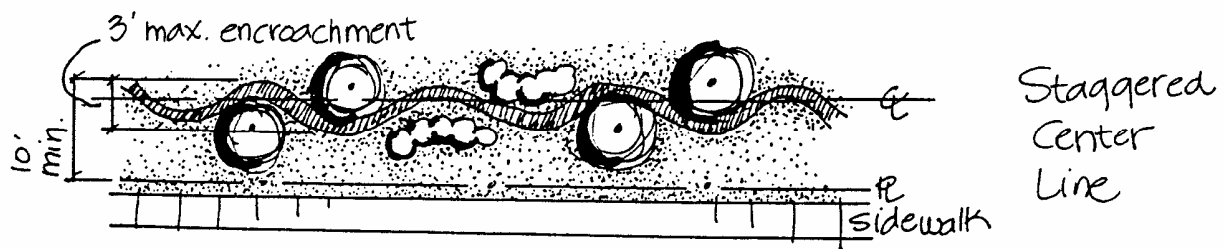
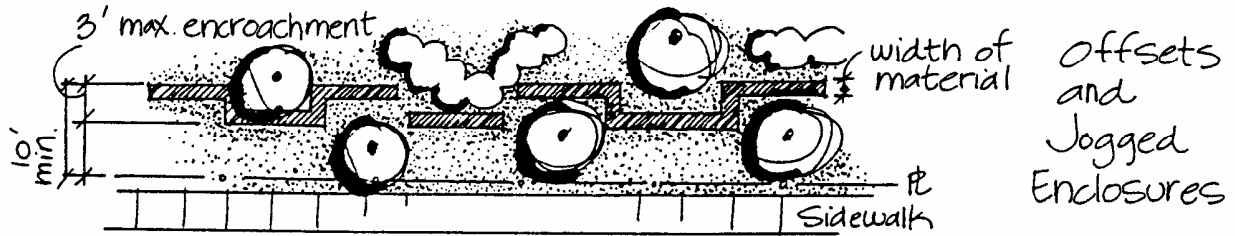


Measure the height of the screen for mechanical equipment to the highest point of the element.
Maximum height for a free-standing screen is 6 feet.

N.T.S.

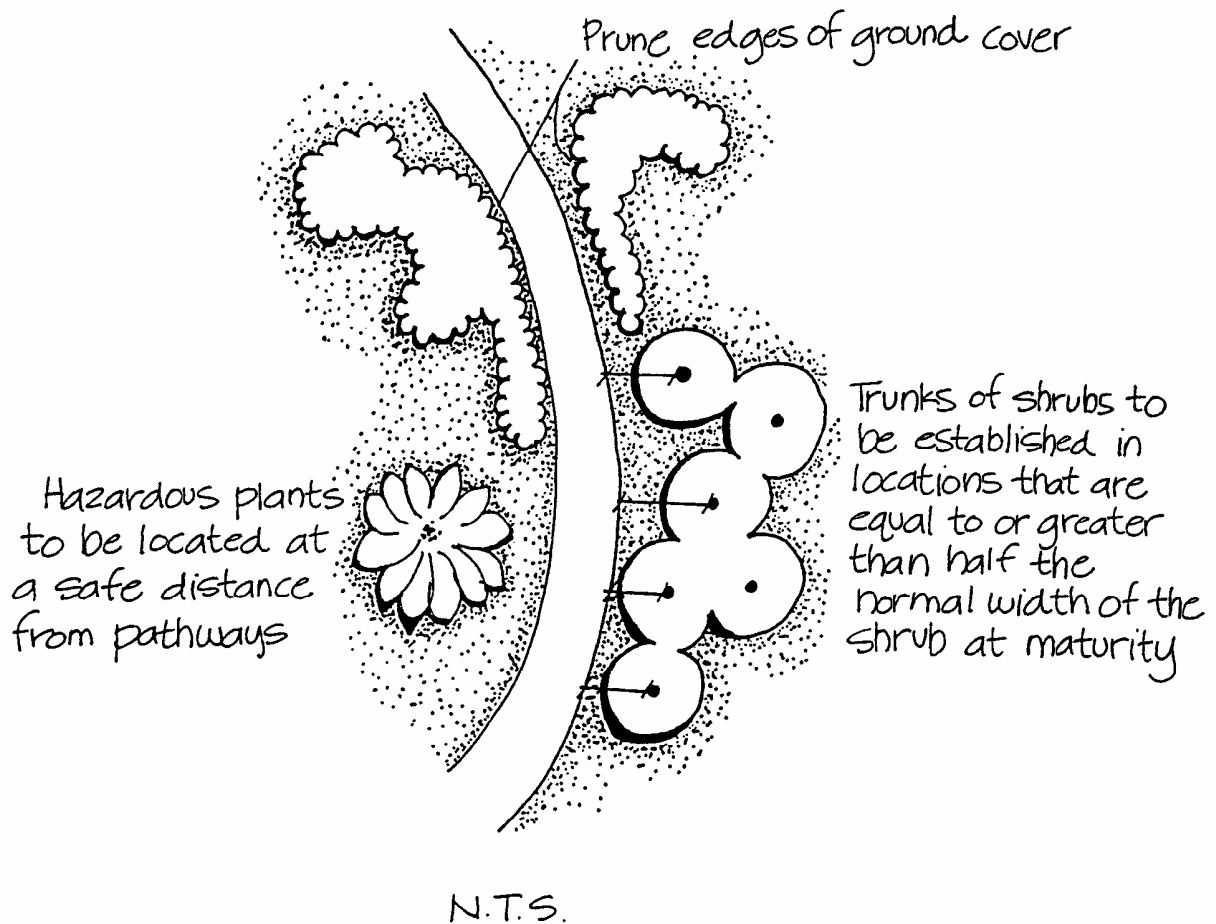
D.S. 2-06.3.5. Screening Standards

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



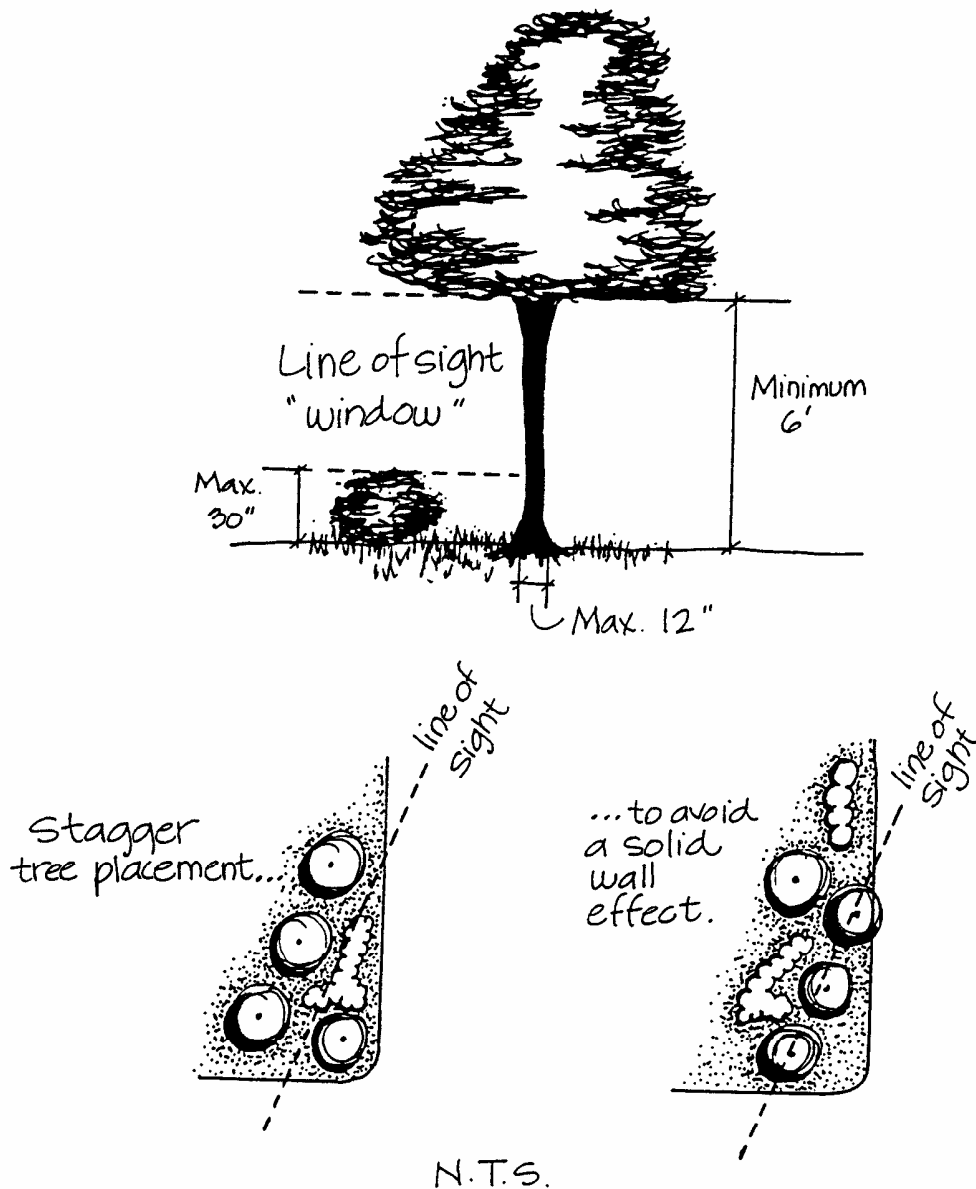
D.S. 2-06.3.6. Screening Standards
Design variations for walls.

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



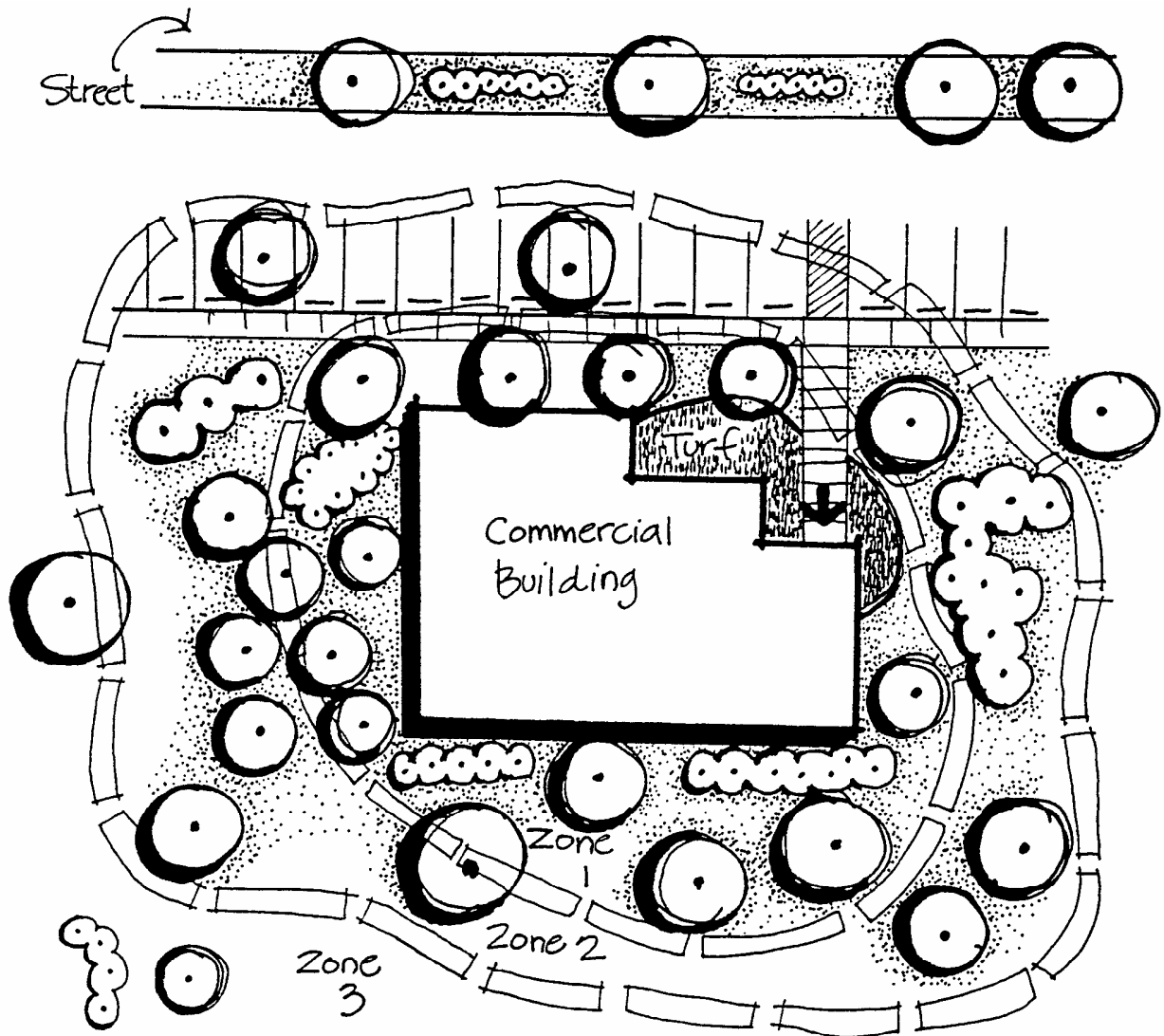
D.S. 2-06.3.7. Safety Standards

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



D.S. 2-06.3.7. Safety Standards
A clear line of sight must be
maintained above 30" & below 6'
within a sight visibility triangle.

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-06.0
LANDSCAPING AND SCREENING STANDARDS



Zone 1: High water use plants for maximum cooling effects.

Zone 2: Drought tolerant plants needing irrigation until established.

Zone 3: Drought tolerant or indigenous plants needing no supplemental watering after established.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS**

LANDSCAPE PLAN CONTENT AND SPECIFICATIONS

- 2-07.1.0 GENERAL**
 - 2-07.2.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS**
 - 2-07.3.0 LANDSCAPE PLAN APPROVAL**
-

2-07.0.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS.

2-07.1.0 GENERAL.

- 1.1 Purpose. This Standard is to assure that an adequate amount of information is presented on all applications in a consistent manner. Providing such information is the basis for an efficient and timely review of landscape plans submitted to show compliance with Sec. 3.7.0, Landscaping and Screening Regulations, of the Tucson *Land Use Code (LUC)*.
- 1.2 Scope. A landscape plan is required to be submitted with all applications for land development, with certain exceptions as noted in Sec. 3.7.1.2 of the *LUC*.
- 1.3 Definitions. Definitions used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-07.2.0 LANDSCAPE PLAN CONTENT AND SPECIFICATIONS. The landscape plan serves as the document on which the intent to comply with the requirements of Sec. 3.7.0 of the *LUC* is noted. The landscape plan is kept on file and becomes part of the permanent record for the subject site. Any change in design or land use requires a new review and approval process for the landscape plan. Certificates of Occupancy will not be issued, nor will the building be occupied, until the landscaping on the site meets the approved landscape plan criteria.

2.1 Identification and Descriptive Data.

- A. All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan, tentative plat, or development plan). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.
- B. The landscape plan will contain the following identification in the lower right corner of each sheet:
 - 1. Legal description and address of site.
 - 2. Cross-reference to:

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS**

2.1 Identification and Descriptive Data. (Cont'd)

- a. Rezoning case;
 - b. Subdivision case;
 - c. Board of Adjustment case;
 - d. Lot Development Option case;
 - e. Project Design Option case;
 - f. Scenic Corridor Zone case;
 - g. Development Review Board (DRB) case; and/or
 - h. Any other relevant case number for reviews or modifications that affect the site.
3. The name, address, and phone number of the individual who prepared the landscape plan.

2.2 Proposed Landscape and Screening Improvements. Landscape plans submitted for review do not necessarily have to be complete working drawings ready for contractual work. However, all required landscaping and screening will be clearly shown in sufficient detail as to readily convey the intent to comply. Plans will include a planting plan, an irrigation plan, a grading plan, and construction details, each with applicable legend, key, symbols, sizes, quantities, and notes.

The following specific information will be indicated on the plans. Information may be combined on one (1) sheet if the combination of information does not obscure other details.

- A. *Planting Plan.* The planting plan and layout calculations will include the following information:
1. *Vegetation Plan and Schedules.*
 - a. The location of individual plants one (1) gallon or larger in size and areas to be seeded, turfed, or planted from flats.
 - b. Sizes of plants indicated in boxes, gallon cans, or flats or by height (palms), number of canes (ocotillo), or number of pads (opuntia).
 - c. Ultimate size of plants indicated by the spread of canopy, circumference of shrubs, or spread of ground cover.

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DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

- d. Both the proper and common name of each type of plant material. They should be included for any proposed seed list, if applicable.
- e. Location, size, and name of existing vegetation to remain in place.
- f. The location of oasis allowance area.
- g. Material and areas of inert ground cover.

2. *Calculations.*

- a. Square footage of the site.
- b. Square footage of the oasis allowance area and calculation.
- c. Square footage of the vehicular use area; number of parking spaces, including the required and provided parking space calculations; and the calculation of the required number of canopy trees.
- d. A shadow pattern and calculation are required in certain cases (see Sec. 3.7.2.3.A of the *LUC*). Provide these, if applicable.
- e. Minimum width and square footage measured from the inside edge of tree planters in vehicular use areas.
- f. Length and width of landscape borders and landscape transition borders and number of canopy trees per length.
- g. Square footage of all landscaped areas and calculation of the percentage of vegetative coverage.

3. *Screening.*

- a. Location of screening elements.
- b. Height of screening material and reference point for measurement.
- c. Nature of screening material (e.g., permanent or temporary as in phased development).
- d. Type of screening material (e.g., masonry wall, wood fence, species of plant material).

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

4. *Maintenance Schedule.*

- a. Pruning schedules to show that plant material will maintain pedestrian and vehicular clearances or that the material will establish opaque hedge screens, if required.
- b. Replacement criteria, should plant material not survive.
- c. Replacement or upkeep maintenance schedules for inert ground cover materials.
- d. Upkeep maintenance schedules for exterior hardscape materials.
- e. Maintenance and replacement schedules for irrigation systems.

B. *Grading Information.* The landscape plan will include the following grading information:

1. Grade changes across the site indicated by one (1) foot interval contour lines or by spot elevations.
2. Percent slope across the site and the direction of the slope of paved areas.
3. Existing grades on adjacent rights-of-way and adjacent sites. If an adjacent right-of-way or site is under construction, show the proposed finish grades.
4. Extent of grading boundaries if a portion of the site is to be kept in its natural undisturbed state. Indicate natural contours of undisturbed areas.
5. Areas of detention/retention, depths of basins, and percentage of side slope.
6. The methods by which water harvesting or storm water runoff is used to benefit the oasis allowance area and other planting areas on the site.
7. Percent side slope of berms.

C. *Irrigation Plan.* The irrigation plan must include the following information:

1. Type of water conserving irrigation systems proposed and differentiation between systems for the different water use zones on the site.
2. Source of irrigation water.

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DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS

2.2 Proposed Landscape and Screening Improvements. (Cont'd)

3. Approval, either on the plan or on a separate sheet, by the Water Department to indicate potable or reclaimed water use. Reclaimed water system specifications, if used.
4. System specifications, design, and layout (Development Standard 2-06.5.4.A and 2-06.5.4.B).
5. Extent of supplementary irrigation in each planting area, provided by water harvesting methods.
6. Point of drainage off roof areas, amount of flow, and disposition of flow.
7. Temporary systems proposed to establish native seeded areas.
8. The length of irrigation duration (e.g., for native plant material, automatic drip for two [2] years or until established).
9. The extent to which systems are proposed within the public right-of-way.

D. *Construction Details.* Construction details on the plan are to include:

1. Materials and methods used to construct landscape planters.
2. Materials and methods used to construct plant guards and water diverters, such as curbs, bollards, or walls.
3. Materials and amounts necessary for inert ground cover.
4. Outdoor light fixtures.
5. Street furniture, outdoor art/sculpture, and water features.
6. Materials used for walkways and paving.
7. Grills or tree grates.
8. Planting details, method of caliche penetration, soil amendments, mulch cover, staking methods, and root barriers, if used.

E. *Additional Information.* Additional information to be included on the plans are items such as the following:

1. Purpose and location of utility easements and facilities.
2. Locations of existing solar collectors on adjacent property.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-07.0
LANDSCAPE PLAN CONTENT AND SPECIFICATIONS**

2-07.3.0 LANDSCAPE PLAN APPROVAL.

- 3.1 Project File Records. Once the landscape plan has been approved in conjunction with the applicable site plan, tentative plat, or development plan, the approved plan will become part of the project file at the Development Services Department (DSD).
- 3.2 Permanent Records. Specific requirements for submittal of approved landscape plan copies for permanent records are listed in Development Standards 2-03.0, 2-04.0, and 2-05.0.

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-08.0
PEDESTRIAN ACCESS

PEDESTRIAN ACCESS

2-08.1.0	GENERAL
2-08.2.0	DEFINITIONS
2-08.3.0	PEDESTRIAN CIRCULATION PATH PROVISIONS
2-08.4.0	LOCATIONAL REQUIREMENTS
2-08.5.0	CONSTRUCTION STANDARDS
2-08.6.0	RESPONSIBILITY FOR ENFORCEMENT
2-08.7.0	MODIFICATIONS
2-08.8.0	RESPONSIBILITY FOR REVIEW
2-08.9.0	LIST OF FIGURES

2-08.0.0 PEDESTRIAN ACCESS.

2-08.1.0 GENERAL.

- 1.1 Purpose. To provide design criteria for pedestrian circulation paths to and within places of public accommodation, to transportation systems, and to housing.
- 1.2 Scope. The provisions of this Standard apply when required by Sec. 3.2.8.4 of the Tucson *Land Use Code (LUC)* or other regulations enforceable by the City.

Pedestrian circulation paths located within any street, whether public or private, are regulated by Development Standard 3-01.0.

Pedestrian circulation paths designed for barrier-free accessibility for the physically disabled and located within any development are regulated by the Uniform Building Code.

All other pedestrian circulation paths are regulated by this Standard.

2-08.2.0 DEFINITIONS. Definitions for words used in this Standard are found in the Development Standards Glossary or Sec. 6.2.0 of the *LUC*.

2-08.3.0 PEDESTRIAN CIRCULATION PATH PROVISIONS.

- 3.1 Pedestrian Circulation Paths Required. Within all development, a continuous pedestrian circulation path is required. This path must connect all public access areas of the development and the pedestrian circulation path located in any adjacent streets. The areas within the development which must be connected include, but are not limited to, all buildings, all bicycle and vehicle parking areas, all recreation areas, all dumpster areas, and all other common use areas. Areas within the development which are not required to be connected to the pedestrian circulation path are those which will be used only for maintenance or for nonpublic truck use, such as truck loading spaces. Portions of certain Land Use Classes which by their nature will not be used for public pedestrian access, such as industrial uses, commercial storage uses, wholesale uses, contractor's yards, or similar uses, are not required to have sidewalks constructed in conformance with this Standard, as long as adequate pedestrian refuge areas are provided.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-08.0
PEDESTRIAN ACCESS**

3.1 Pedestrian Circulation Paths Required. (Cont'd)

Within this pedestrian circulation path, an accessible route is also required. The accessible route must connect all areas of the development and the pedestrian circulation path located in any adjacent streets. This accessible route may be identical to the pedestrian circulation path. The areas within the development which must be connected include, but are not limited to, all places of public accommodation, all buildings, all parking spaces designated for use by the physically disabled, all recreation areas, all dumpster areas adjacent to accessible buildings, and all other common use areas. Areas within the development which are not required to be connected to the pedestrian circulation path, as listed above, are also not required to provide an accessible route in those areas as long as at least one (1) accessible route is provided from at least one (1) street fronting on the development to the main entrance of the development on the site.

Drainage flowing across all pedestrian circulation paths shall be conveyed under the path for up to ten (10) year frequency flood events.

2-08.4.0 LOCATIONAL REQUIREMENTS.

4.1 Sidewalks. Sidewalks within a project must be physically separated from any vehicular travel lane by means of curbing, grade separation, barriers, railings, or other means, except at crosswalks, and must meet the following locational requirements.

- A. At least one (1) sidewalk will be provided to a project from each street on which the project has frontage, unless there is no vehicular access from a street because of a physical barrier, such as a drainageway or an unbroken security barrier (e.g., a wall or fence). The sidewalk should be located to minimize any conflict with vehicular access to the project.
- B. A sidewalk will be provided adjacent and parallel to any PAAL on the side where buildings are located. (See **Figure 1.**)
- C. A sidewalk will be provided adjacent to any parking space accessed by a PAAL where the space is located on the same side of the PAAL as any building and no other parking spaces or PAALs intervene. (See **Figure 2.**)
- D. Sidewalks must connect all areas of the development and must also connect to the pedestrian circulation path located in any adjacent street.
- E. Sidewalks shall be flood free for all storm discharges of up to a ten (10) year flood event.
- F. Sidewalks or pedestrian refuge areas may not be located between any motor vehicle parking space and the PAAL providing access to that space.

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PEDESTRIAN ACCESS**

2-08.5.0 CONSTRUCTION STANDARDS.

5.1 Sidewalk Specifications.

- A. *Width.* All sidewalks will be a minimum four (4) feet wide and will be installed to avoid any obstruction which decreases the minimum width to less than four (4) feet. (See **Figure 3.**)
- B. *Vertical Clearance.* All sidewalks must have an unobstructed vertical clearance of eighty-four (84) inches. (See **Figure 4.**)
- C. *Composition.* Sidewalks will be constructed of:
 - 1. Portland cement concrete, four (4) inches thick, with a smooth or broom-finish; or
 - 2. Brick pavers set in a bed of cement; or
 - 3. Any surface equivalent in smoothness, hardness, and durability. Asphalt or asphaltic concrete may be used only for jogging paths, nature trails which are part of an accessible route, and pedestrian refuge areas which are not required to be connected to the pedestrian circulation path, as listed in Sec. 2-08.3.1.
- D. *Slope.* The cross slope on all sidewalks will not exceed two (2) percent.
- E. *Drainage.* At any point where a ten (10) year flood discharge starts to cross a sidewalk or a pedestrian access, the sidewalk/access shall be designed and constructed to convey the ten (10) year flood flows under the sidewalk/access.

2-08.6.0 RESPONSIBILITY FOR ENFORCEMENT. The Development Services Department (DSD) Director has the authority to enforce the provisions of this Development Standard.

2-08.7.0 MODIFICATIONS. Where an applicant requests a modification of this Standard, the Community Design Review Committee (CDRC) may allow the modification if it is found to be justified and consistent with the intent and purpose of this Standard and Sec. 3-01.2.7, Sec. 3-01.2.8, and Sec. 3-01.4.4 of the Street Development Standard, 3-01.0.

Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

2-08.8.0 RESPONSIBILITY FOR REVIEW. The DSD Director will review this Standard annually or as necessary.

2-08.9.0 LIST OF FIGURES.

- Figure 1 - Sidewalk Location, One Side of PAAL
- Figure 2 - Sidewalk Location, Adjacent to Parking
- Figure 3 - Sidewalk Obstruction Clearance
- Figure 4 - Sidewalk Height Clearance

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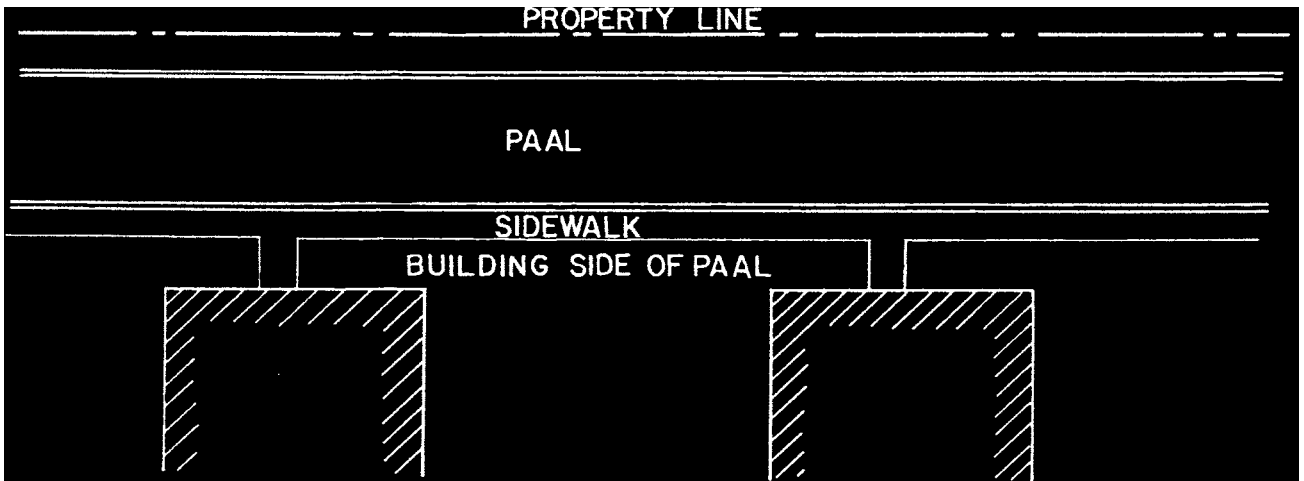
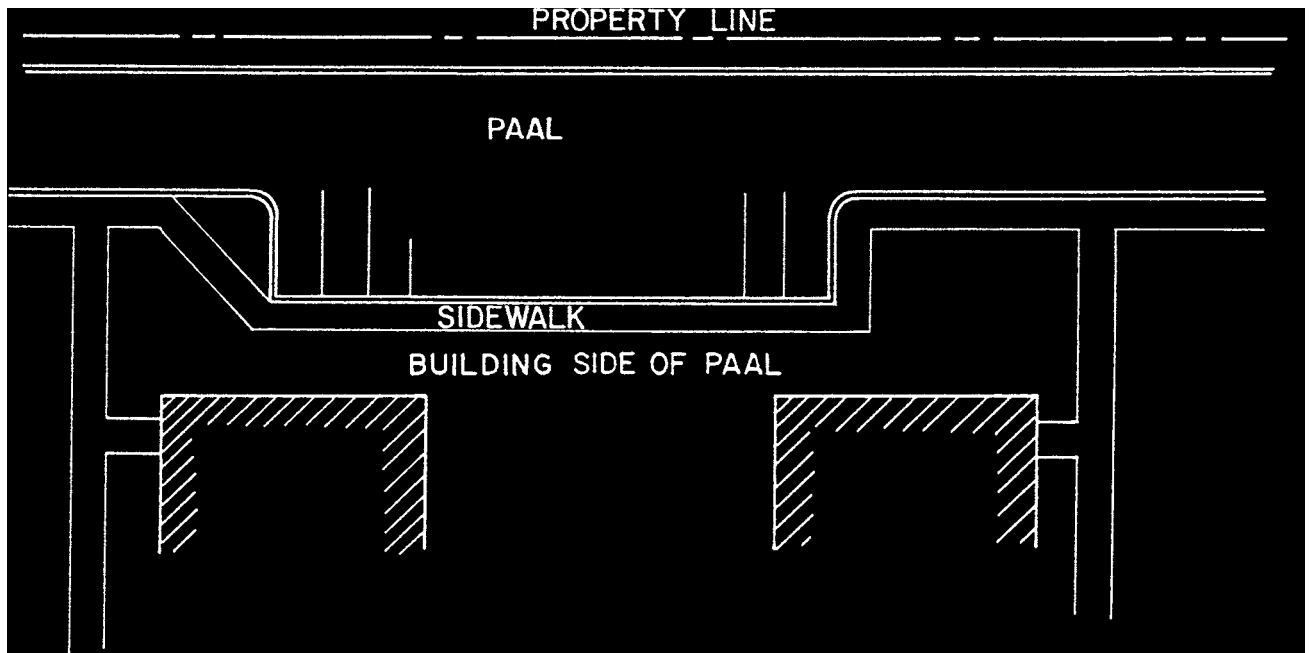


FIGURE 1 - SIDEWALK LOCATION, ONE SIDE OF PAAL

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CITY OF TUCSON
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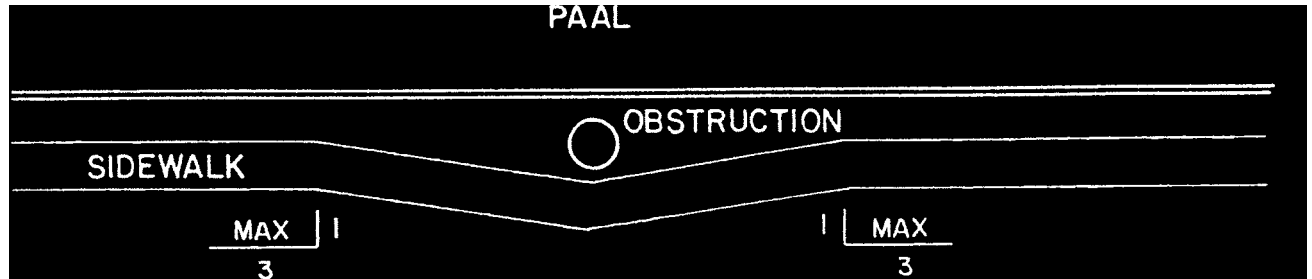
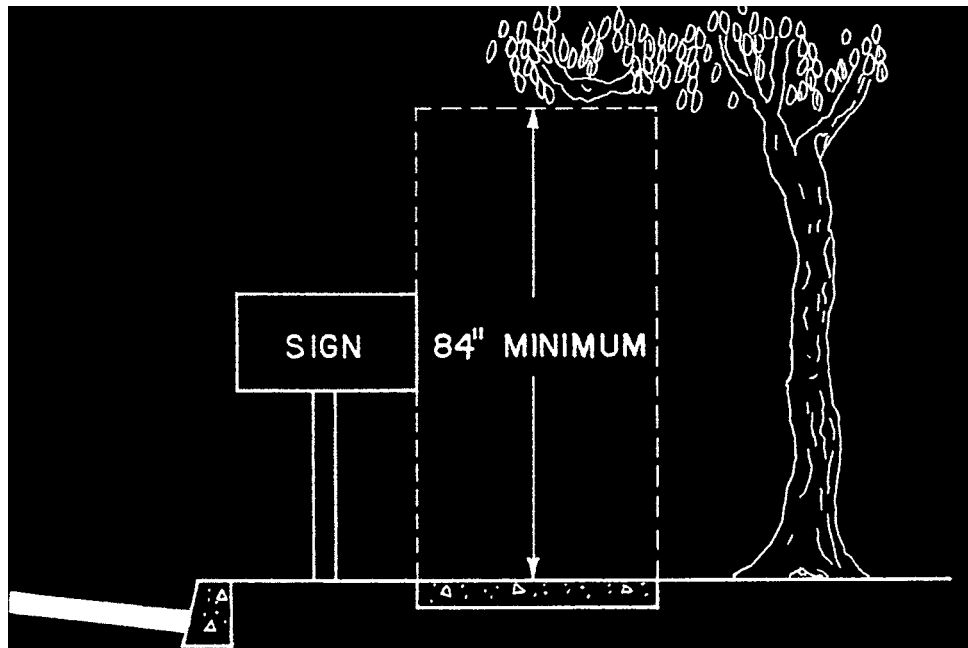


FIGURE 3 - SIDEWALK OBSTRUCTION CLEARANCE

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**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-09.0
BICYCLE PARKING FACILITY DESIGN REQUIREMENTS**

BICYCLE PARKING FACILITY DESIGN REQUIREMENTS

- 2-09.1.0 GENERAL**
 - 2-09.2.0 FACILITY SERVICE LEVELS**
 - 2-09.3.0 ACCESS TO BICYCLE PARKING FACILITY**
 - 2-09.4.0 PARKING LOCATION**
 - 2-09.5.0 BICYCLE PARKING LAYOUT AND SECURITY**
 - 2-09.6.0 FACILITY MAINTENANCE**
 - 2-09.7.0 MODIFICATIONS AND APPEALS**
 - 2-09.8.0 LIST OF FIGURES**
-

2-09.0.0 BICYCLE PARKING FACILITY DESIGN REQUIREMENTS

2-09.1.0 GENERAL.

- 1.1 Purpose. The purpose of this Development Standard is: 1) to carry out the purpose of Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, of the City of Tucson *Land Use Code (LUC)* which is to provide reasonable requirements for off-street parking for vehicles and bicycles, and 2) to provide design guidelines for bicycle facilities in accordance with regulations listed in the City of Tucson *LUC*.
- 1.2 Application. This Standard will apply when required by the City of Tucson *LUC* or when mandated by regulations enforceable by the City.
- 1.3 Definitions. Definitions for words used in this Standard are found in Sec. 6.2.0 of the *LUC* or the Development Standards Glossary.

2-09.2.0 FACILITY SERVICE LEVELS.

- 2.1 Minimum Requirements. The minimum requirements for classes of bicycle parking facilities required by Sec. 3.3.4 of the *LUC* are described below.
- 2.2 Class 1- Long -Term Bicycle Parking. The covered, secured bicycle parking facility protects against direct sunlight and theft of the entire bicycle and of its components and accessories by the use of:
 - 1. Bicycle lockers;
 - 2. Check-in facilities;
 - 3. Monitored parking;

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4. Restricted access parking; or
5. Other means which provide the level of security as approved by the City of Tucson Development Services Department (DSD) Director.

(Examples of desirable Class 1 bike parking are shown in *Figure 1*.)

2.3 Class 2- Short-Term Bicycle Parking.

The facility provides a stationary object to which the operator can lock the bicycle (refer to Sec. 2-09.5.3 and Figures 2 and 3). Short-term bicycle parking must provide a secure, two-point support system that supports the bicycle and allows the user to securely lock the frame and wheels. Short-term bicycle parking must also not have sharp edges that can be hazardous to pedestrians, particularly persons with visual disabilities. Artistic bike parking is acceptable provided it has two points of support, does not have sharp edges, and meets siting criteria described in Sec. 2-09.4.0.

Acceptable racks include “inverted U”, “A”, “H”, and “M” racks, post and loop racks, artistic racks, and others. Bicycle parking facilities can provide for paired parking using a single rack anchored in concrete. Multiple rack bicycle parking generally consists of two to four racks connected together as one larger unit that accommodates four to eight bicycles. Racks are designed to accommodate two bicycles, with one bicycle placed on each side of the rack.

Examples of desirable Class 2 bike parking are shown in Figures 2 and 3. Examples of undesirable bike parking that do not provide two-point support or have other undesirable characteristics are shown in Figures 4 through 7.

2-09.3.0 ACCESS TO BICYCLE PARKING FACILITY.

- 3.1 Bike Lanes. Access from a public right-of-way to on-site bicycle facilities will be provided.
- 3.2 Pedestrian Sidewalks. The bicycle access through the development will be separate from pedestrian ways. Vehicular access may be used as bicycle access. Bicycle access to a parking facility may cross a pedestrian way at a right angle.

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2-09.4.0 PARKING LOCATION. All required Class 1 and Class 2 bicycle parking facilities will be located on site with access both to the public right-of-way and with pedestrian access to the main entrance of the principal use. Employee bicycle facilities may be separated from patron bicycle facilities.

- 4.1 Proximity to Main Entrances. Class 2 bicycle parking facilities will be located no more than 50 feet from the main building entrance(s) and will be along the front side of the building as well as along other sides of the building that have entrances (see Figure 8). Bicycle parking must not obstruct the approved pedestrian access.
- 4.2 Employee Parking. Class 1 bicycle parking facilities will be located as reasonably as possible for the convenience of the employee.
- 4.3 Separation from Automobile Parking. Bicycle parking facilities will be separated from vehicular parking and drive areas by a barrier or sufficient distance to prevent damage to the parked bicycles.
- 4.4 Visibility. Class 2 bicycle parking facilities will be clearly visible from the adjacent sidewalks, drives, and the main entrance(s)

2-09.5.0 BICYCLE PARKING LAYOUT AND SECURITY MEASURES. The following design criteria apply primarily to Class 2 facilities. Class 1 facilities, because of the additional security level, may not be subject to all of the parking layout design requirements. Class 1 facility layout is determined on a case-by-case review.

The design of a bicycle parking facility will ensure that required bicycle supports are designed so that bicycles may be securely locked to them without undue inconvenience. Each required bicycle parking space will be accessible without moving another bicycle.

- 5.1 **Bicycle Parking Space Dimensions.** Bicycle parking facilities typically provide for row parking with a rack or for paired parking using a center inverted U rack or similar rack as the anchor. Examples of inverted U-racks, A-racks, and post and loop racks are shown in Figures 2 and 3.
 - A. Multiple rack bicycle parking or single posts or racks placed in a row will allow a minimum seventy-two (72) inch length per bicycle parking space and a minimum thirty (30) inches between outer spaces of posts or racks. (Figure 9).
 - B. A minimum of thirty-six (36) inches will be provided between a bicycle parking space and a perpendicular wall or other obstruction measured

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from the end of the bicycle rack to the perpendicular wall. A minimum of thirty (30) inches will be provided between a bicycle parking space and a parallel wall or other obstruction as measured from the side of the bicycle rack to the parallel wall (Figure 9).

5.2 Aisle Width. A five (5) foot wide access aisle measured from the front or rear of the seventy-two (72) inch long parking space will be provided beside each row or between two (2) rows of bicycle parking. (Figure 9) In high traffic areas where many users park or retrieve bikes at the same time, such as at schools or colleges, the recommended minimum aisle width is 72 inches.

5.3 Anchoring and Locks. The bicycle supports will accommodate:

- A. Locking the frame and both wheels to the support with a U-shaped shackle lock if the front wheel is removed.
- B. Locking the frame and one (1) wheel to the support with a U-shaped lock if both wheels are left on the bicycle.
- C. Locking the frame and both wheels to the rack with a chain or cable not longer than six (6) feet without removal of the front wheel.
- D. Bicycle racks and posts must be securely anchored in concrete.

5.4 Lighting. Lighting will be provided in a bicycle parking area such that all facilities are thoroughly illuminated and visible from adjacent sidewalks, or parking lots or buildings, during hours of use.

5.5 Covering for Class 1 Parking. Covering for Class 1 bicycle parking facilities may include any durable material that provides shade protection.

5.6 Parking Area Delineation. Areas set aside for bicycle parking must be clearly marked and reserved for bicycle parking only. The parking area will be delineated by striping, curbing, or by other equivalent method. Bicycle parking locations near roadways, parking lots or drives must be protected from damage by motor vehicles by use of bollards, curbs, concrete planters, landscape buffers, or other suitable barrier devices.

2-09.6.0 FACILITY MAINTENANCE. All bicycle parking facilities will be maintained in a manner that accommodates the use for which they are required.

6.1 Maintenance. Bicycle parking facilities will be maintained in good condition and kept clear of debris or other accumulated refuse.

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- 6.2 Surface of Outdoor Parking. The surface of an outdoor parking facility may be surfaced in the same manner as the motor vehicle parking area or with a minimum of one (1) inch thickness of one-fourth (1/4) inch aggregate material. This surface will be maintained in a smooth, durable, and well-drained condition.

2-09.7.0 MODIFICATIONS AND APPEALS.

7.1 Modifications.

- A. New Development. A modification to the requirements of this Standard may be requested of the Community Design Review Committee (CDRC) provided the modification is found to be justified and consistent with the intent and purpose of this Standard.

The CDRC review and decision will be as per Administrative Directive 1.02-9, included as part of the Development Standards Book as Standard 1-01.0.

- B. Existing Development. Existing Development that is required to be brought up to current code may request a modification from the City of Tucson Bicycle and Pedestrian Program Coordinator, if it can be shown that there is no practical way to meet these Standards. The requested modification may be forwarded to the Bicycle Advisory Committee (BAC) for review and recommendation at the discretion of the Bicycle and Pedestrian Program Coordinator.

- 7.2 Appeals. Appeals to decisions made by the CDRC under this Standard are to the Zoning Examiner. The process of appeals will follow the format established in Sec. 5.4.4.1 of the *LUC*.

2-09.8.0 LIST OF FIGURES

- Figure 1 - Acceptable Bike Locker Designs
Figure 2 - Acceptable Bike Rack Designs with Two Point Support
Figure 3 - Acceptable Bike Rack Designs with Two Point Support and Artistic Rack Designs
Figure 4 - Unacceptable Bike Rack Designs with Single Point Support
Figure 5 - Unacceptable Bike Rack Designs that Poorly Accommodate Bikes
Figure 6 - Unacceptable Bike Rack Designs that are Hazardous to Pedestrians
Figure 7 - Unacceptable Bike Rack Designs that Offer Insufficient Security for Bikes
Figure 8 - Required Bike Parking Location
Figure 9 - Required Bike Parking Space Dimensions

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Lockers that properly secure bicycles.

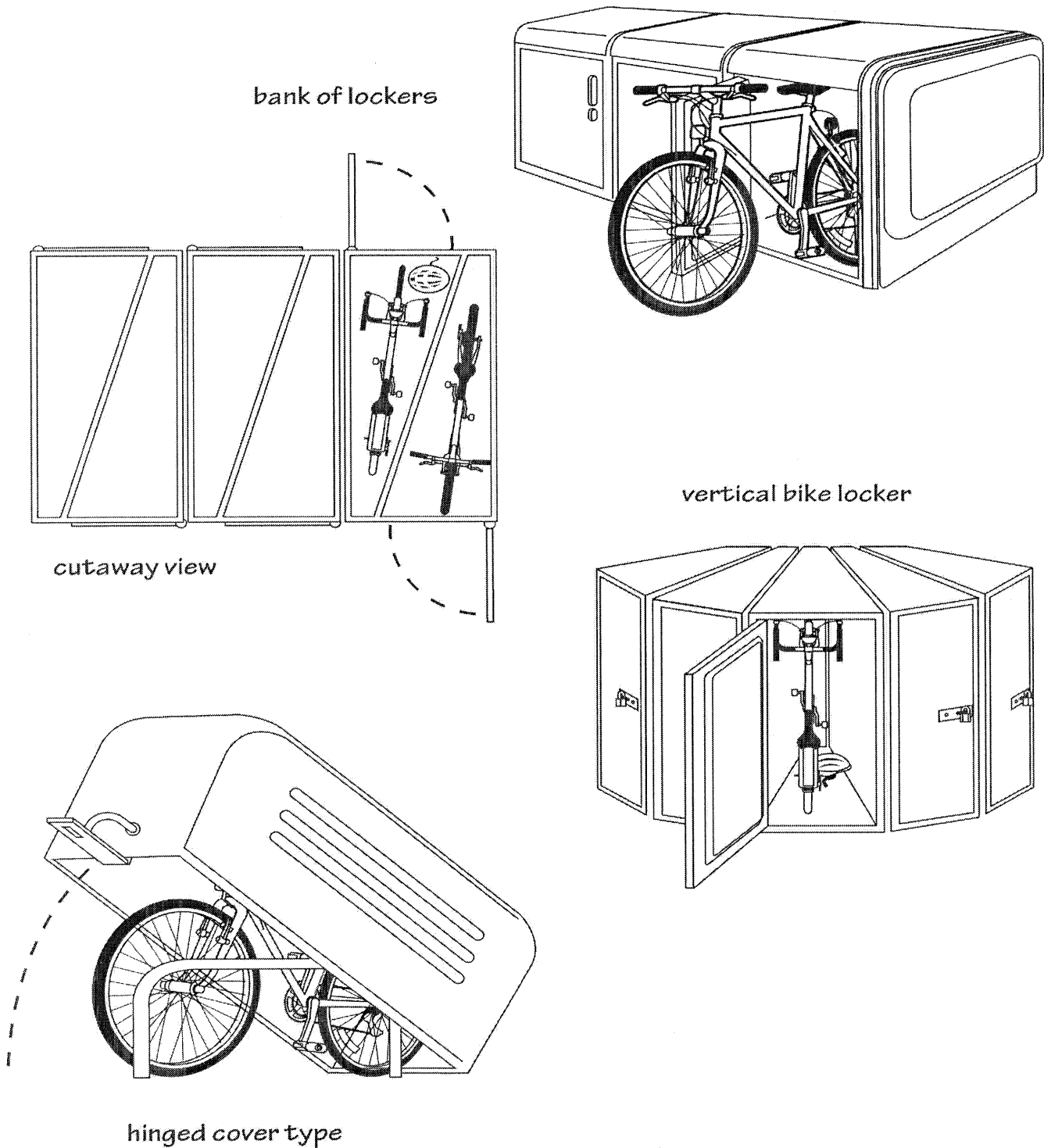


FIGURE 1 – ACCEPTABLE BIKE LOCKER DESIGN

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Racks that properly support bicycles.

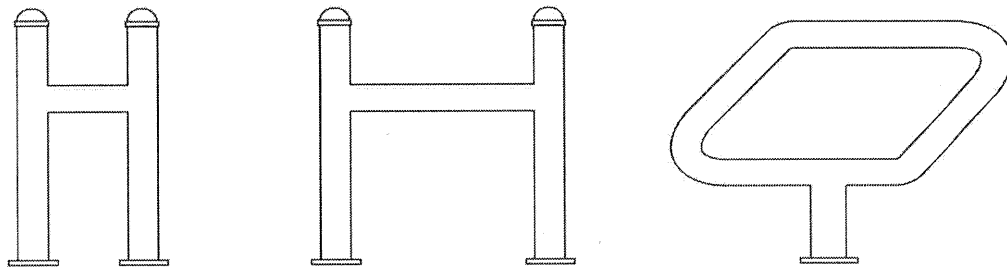
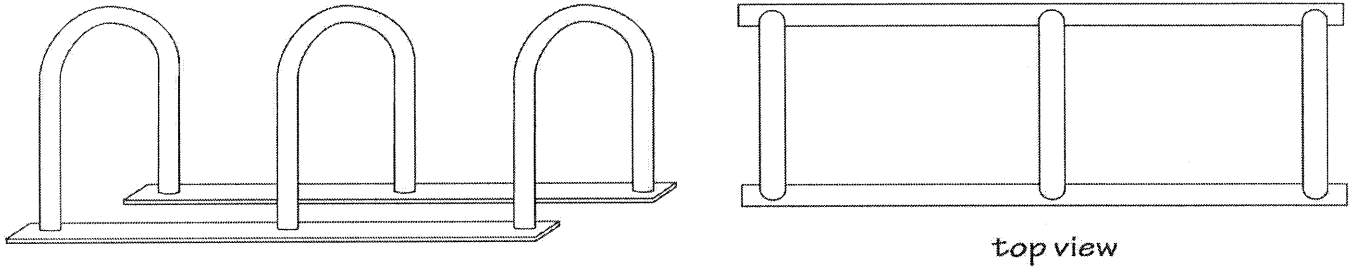


Good designs with two-point, 'flat panel' support. These allow for easy access and locking of frame and two wheels. These designs present no sharp edges to pedestrians.

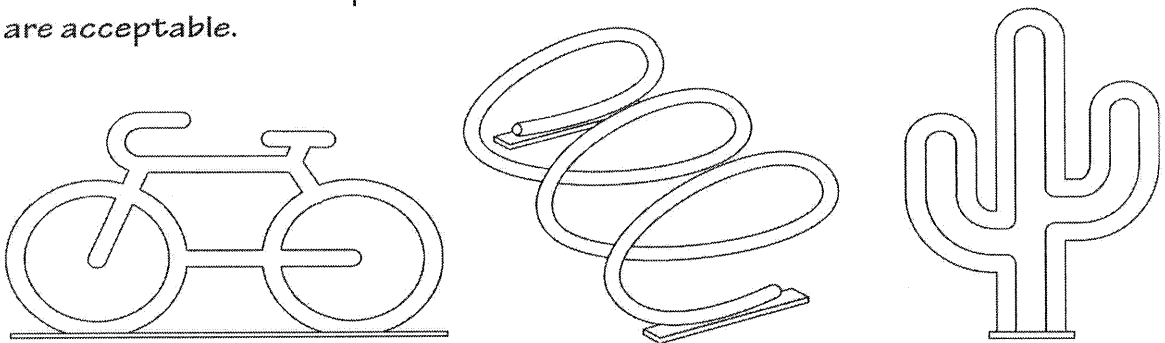
FIGURE 2 – ACCEPTABLE BIKE RACK DESIGNS WITH TWO POINT SUPPORT

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Racks that properly support bicycles.



Artistic designs that provide two-point support and do not have sharp edges are acceptable.

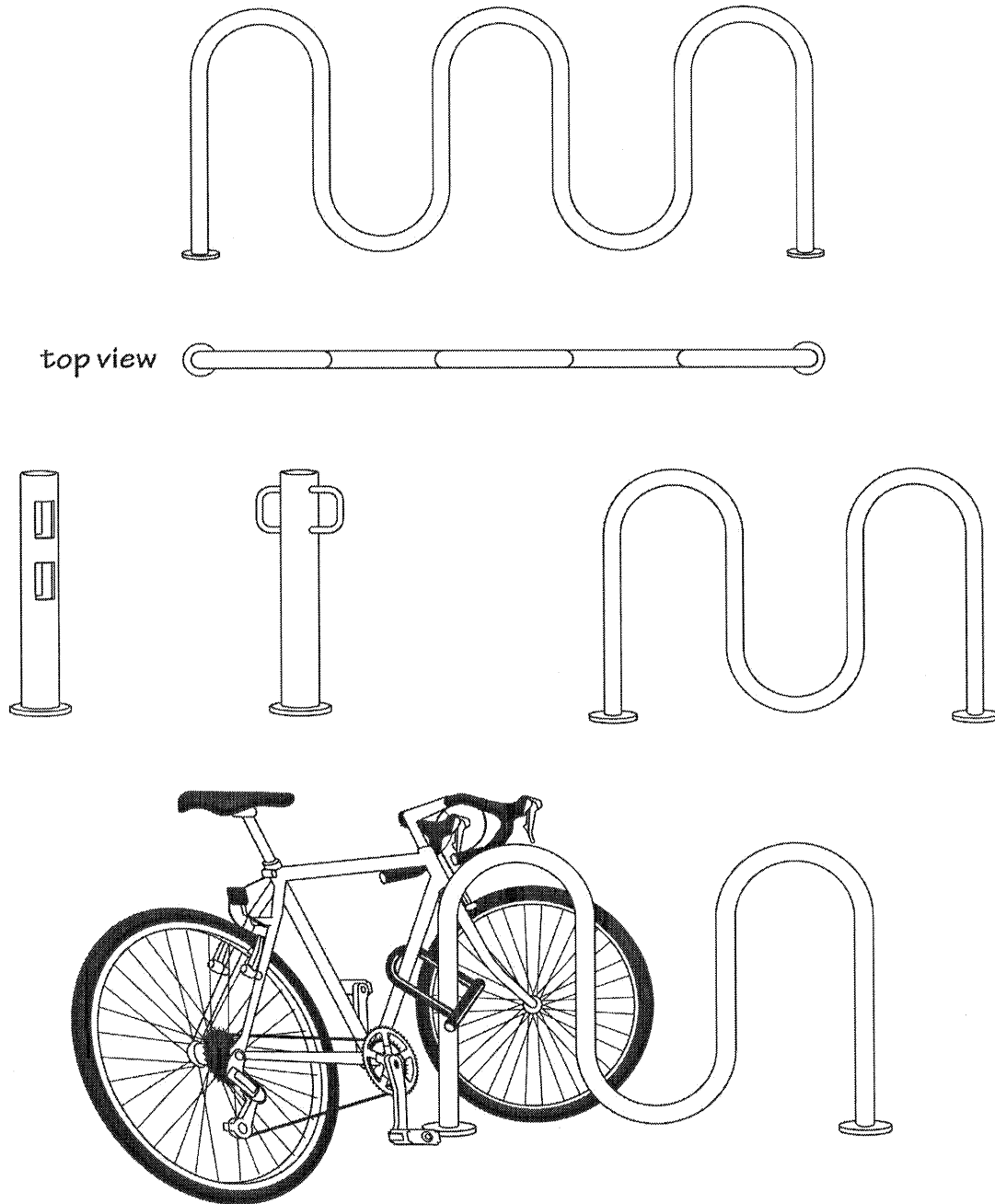


Good designs with two-point, 'flat panel' support. These allow for easy access and locking of frame and two wheels. These designs present no sharp edges to pedestrians.

**FIGURE 3 – ACCEPTABLE BIKE RACK DESIGN WITH TWO POINT SUPPORT AND
ARTISTIC BIKE RACK DESIGNS**

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Racks that don't properly support bicycles.

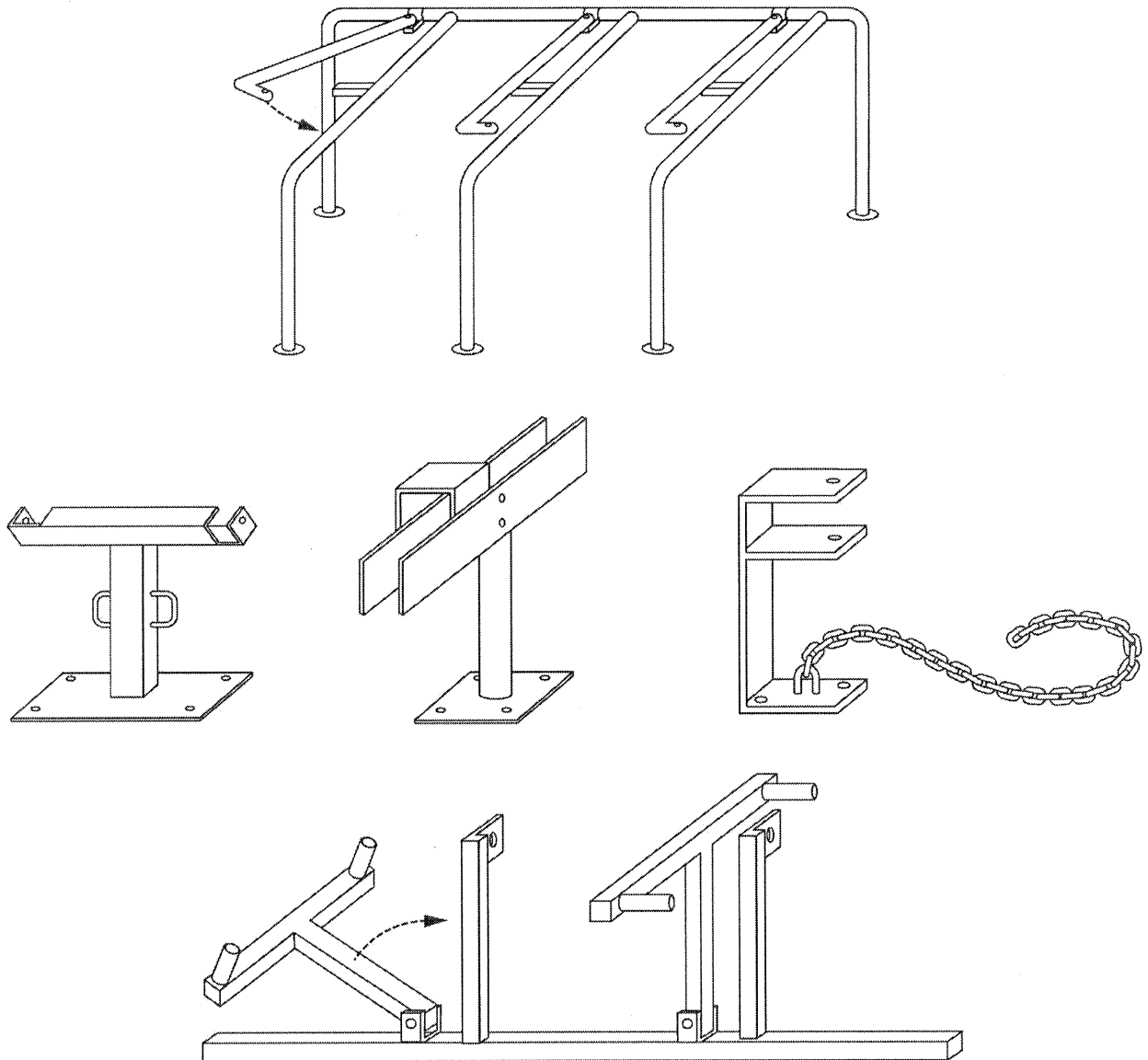


These designs don't provide two-point support for bicycles. Bicycles can fall over easily and damage the finish. Bicycles could also fall into pedestrian right-of-way. Single post designs with sharp edges can be hazardous to pedestrians with visual disabilities.

FIGURE 4 – UNACCEPTABLE BIKE RACK DESIGNS WITH SINGLE POINT SUPPORT

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Racks that poorly accommodate bicycles.

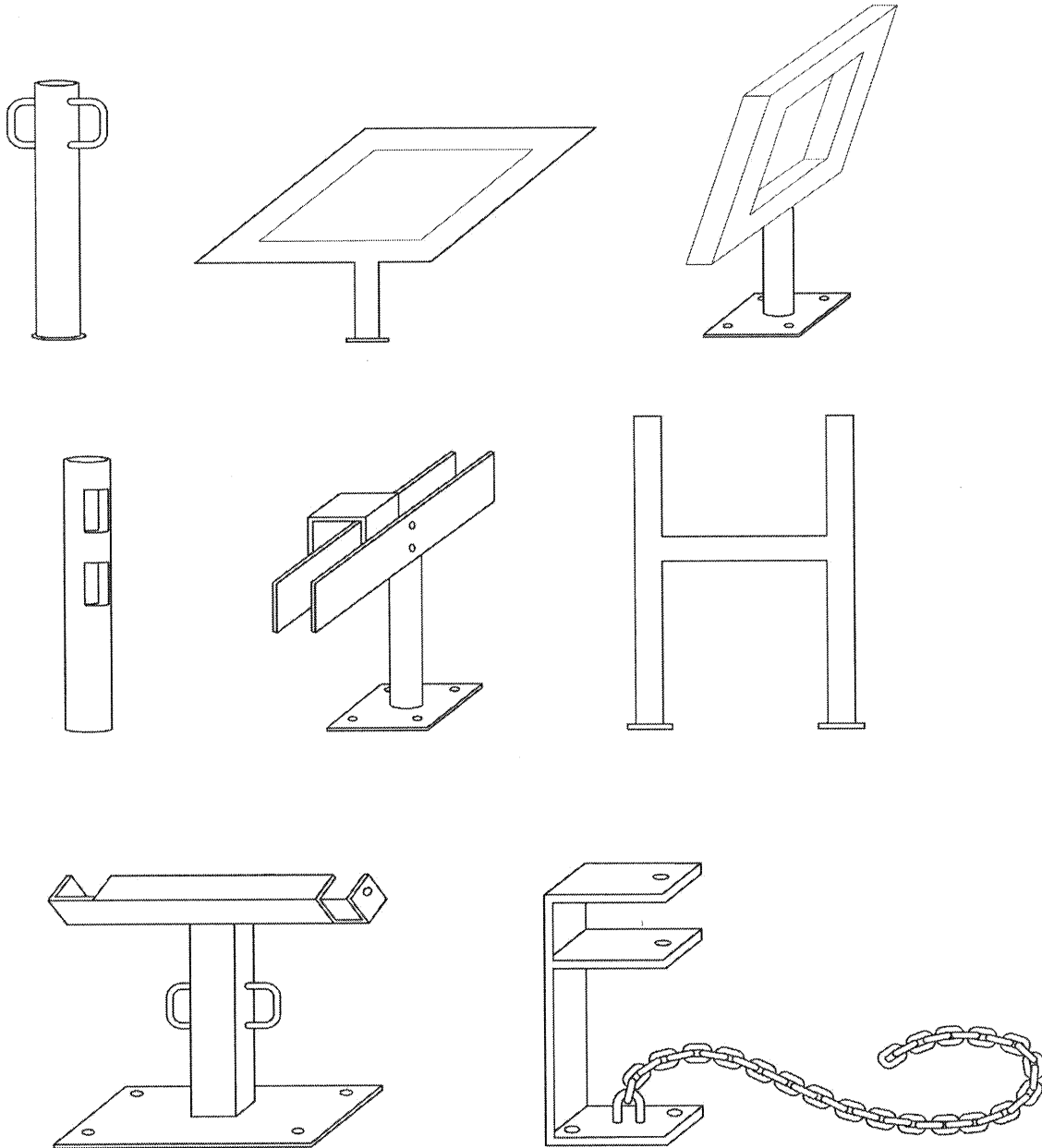


These designs are made to accommodate traditional 'double diamond' frames with small diameter steel tubes. They don't often fit modern bicycle designs, large diameter aluminum frame tubes or full suspension bicycles. These types of racks can cause paint and frame damage to bicycles and can be a hazard to persons with visual disabilities.

**FIGURE 5 – UNACCEPTABLE BIKE RACK DESIGNS THAT POORLY
ACCOMMODATE BICYCLES**

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Rack designs that present hazards to pedestrians.

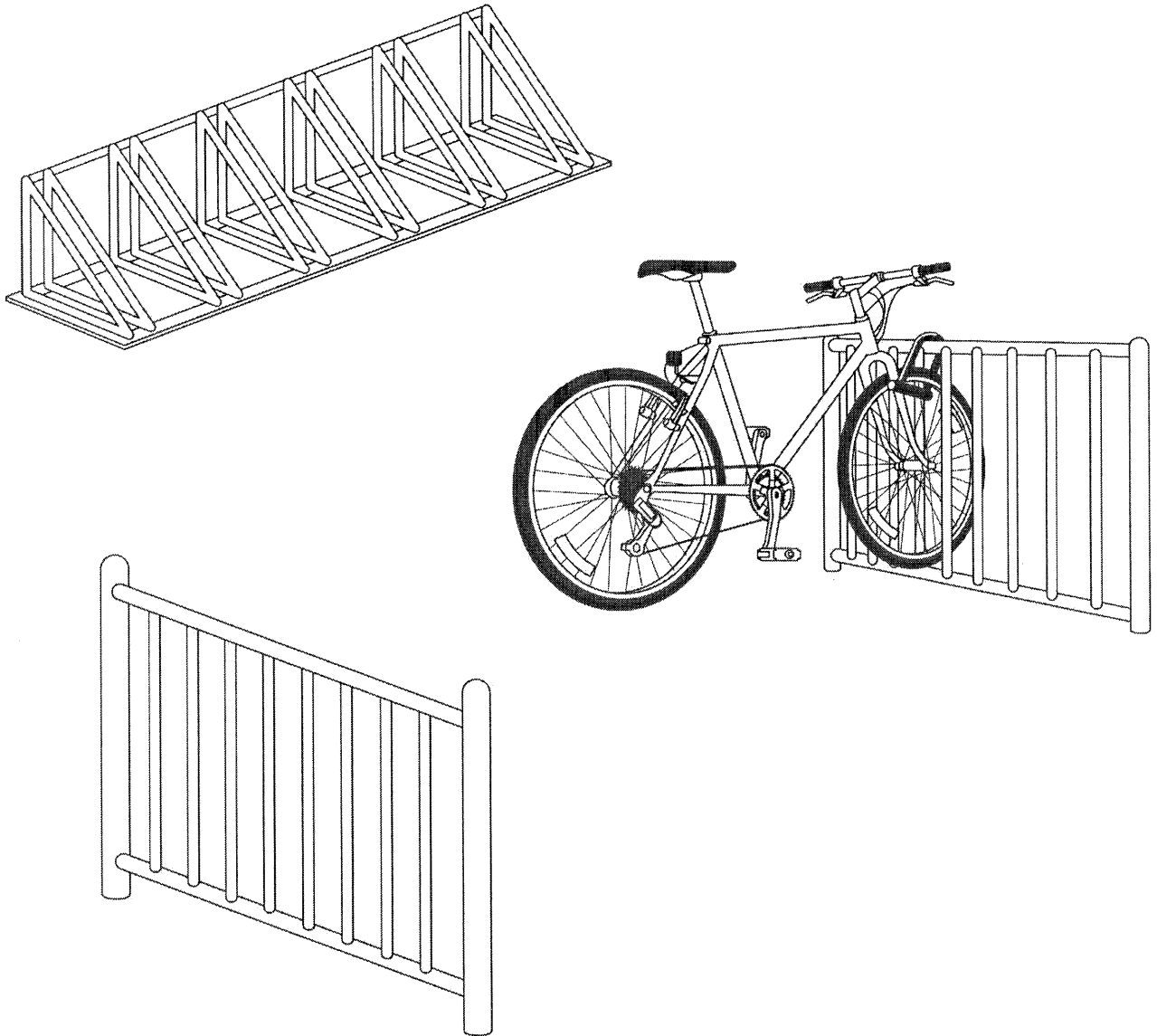


These designs present sharp edges and can be a hazard to pedestrians, especially persons with visual disabilities.

FIGURE 6 – UNACCEPTABLE BIKE RACK DESIGNS THAT ARE HAZARDOUS TO PEDESTRIANS

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Racks that permit bicycle theft and can cause wheel damage.



Obsolete designs that only allow for locking of one wheel when used as designed. These types of racks contribute to the problem of bicycle theft. Also, because the rack only supports one wheel, rims can be easily bent.

FIGURE 7 – UNACCEPTABLE BIKE RACK DESIGN THAT OFFERS INSUFFICIENT SECURITY FOR BICYCLES

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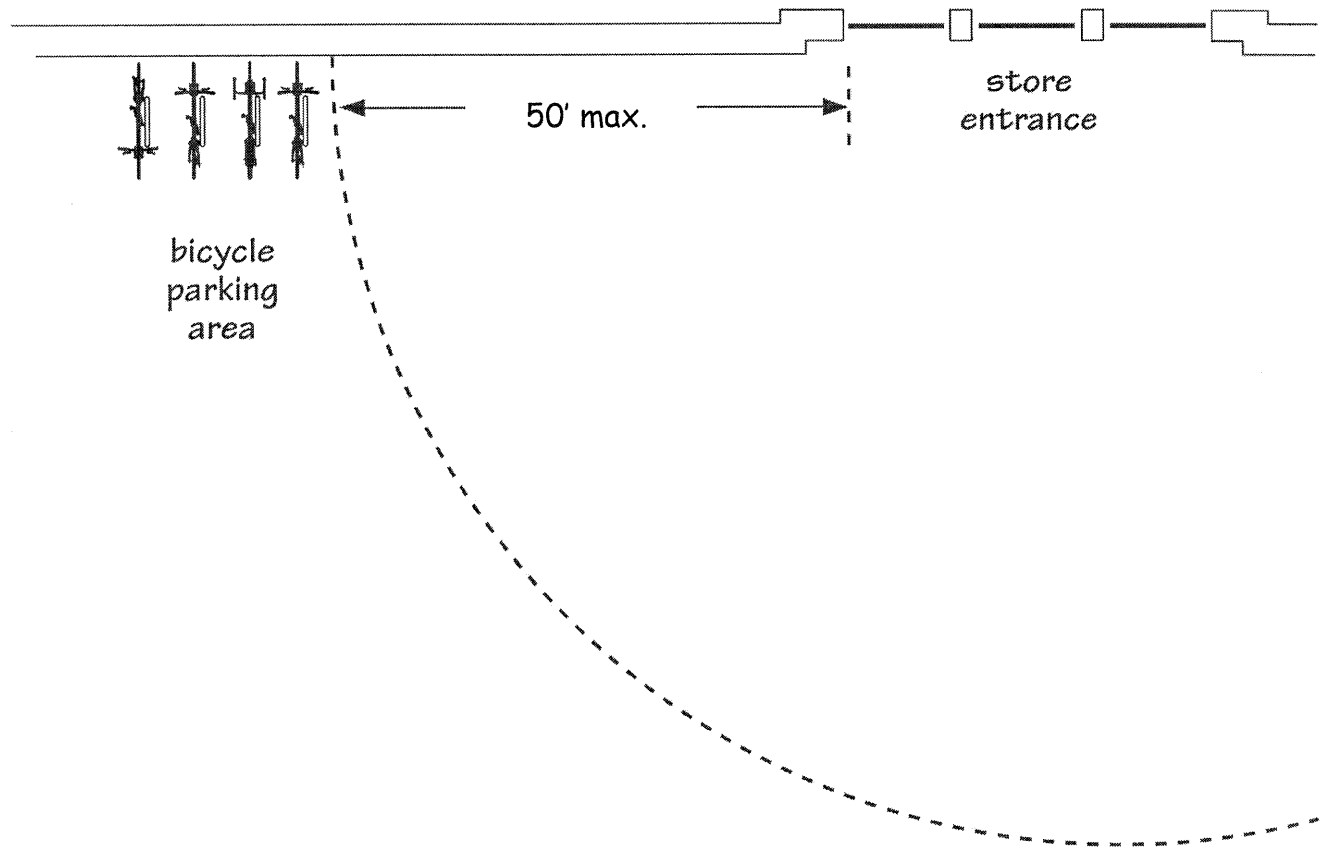
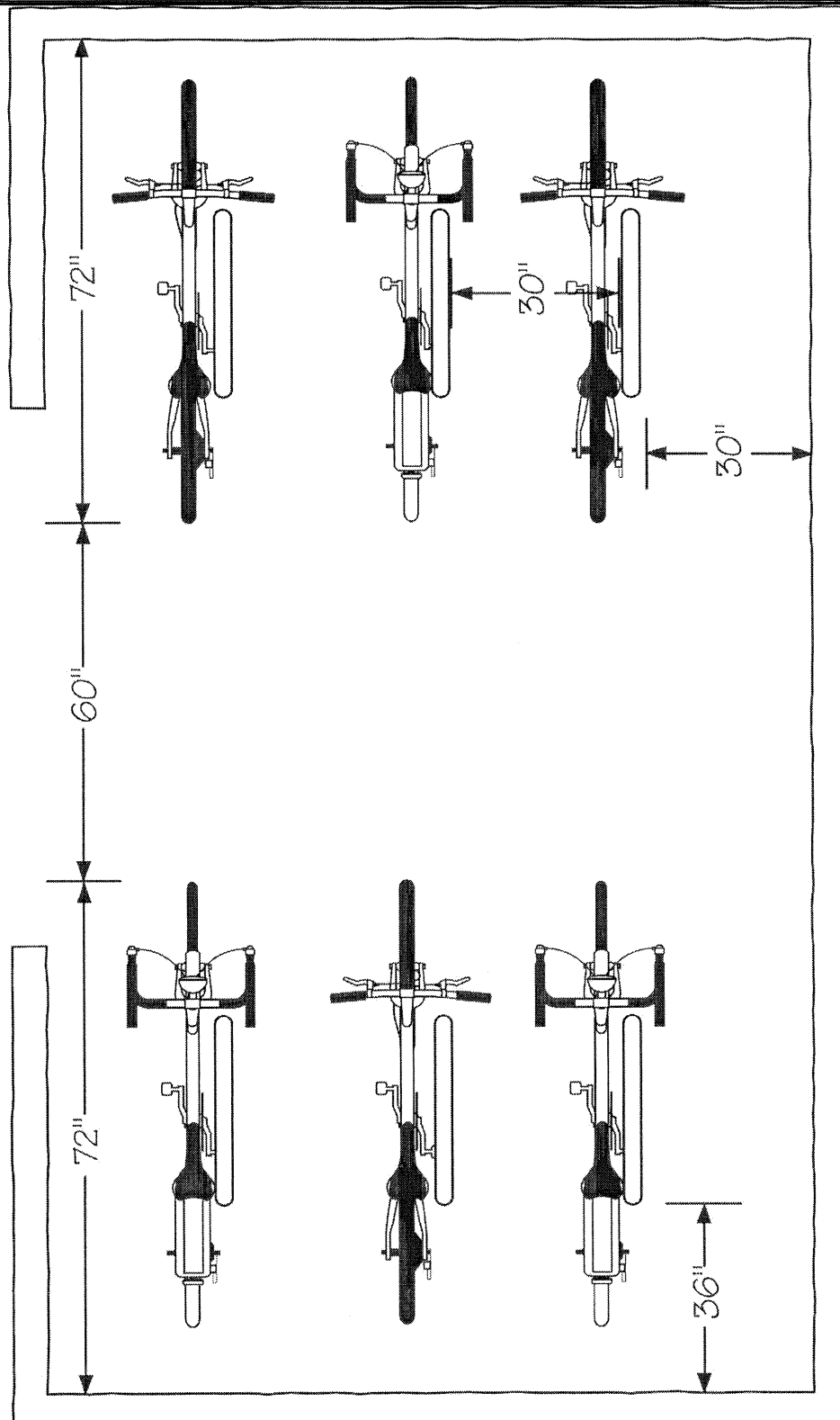


FIGURE 8 – REQUIRED BIKE PARKING LOCATION

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Minimum clearances for bicycle racks.

FIGURE 9 – REQUIRED BIKE PARKING SPACE DIMENSIONS

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RESIDENTIAL CLUSTER PROJECT (RCP) STANDARD**

RESIDENTIAL CLUSTER PROJECT (RCP) STANDARD

- 2-10.1.0 GENERAL**
 - 2-10.2.0 PLAT REQUIRED**
 - 2-10.3.0 RCP PLAN REQUIRED**
 - 2-10.4.0 ARCHAEOLOGICAL STUDY**
 - 2-10.5.0 ENERGY EFFICIENCY REQUIREMENTS**
-

2-10.0.0 RESIDENTIAL CLUSTER PROJECT (RCP) STANDARD.

2-10.1.0 GENERAL.

- 1.1 Purpose. This Standard has been established for the purpose of informing applicants of preparation, submittal, and review requirements for Residential Cluster Projects (RCPs) so that proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. It is intended that this Development Standard provide support and clarification to the RCP provisions, Sec. 3.6.1, of the Tucson *Land Use Code (LUC)*.

This Standard also includes the energy efficiency criteria necessary for a density increase under Sec. 3.6.1.3.B, Cluster Development with Density Increase, of the *LUC*.

This Standard does not waive any applicable City regulations or codes.

- 1.2 Definitions. Definitions for words and terms used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

2-10.2.0 PLAT REQUIRED. In accordance with Sec. 3.6.1.7 of the *LUC*, a subdivision plat is required whether the project is a single-family development or a multifamily project. The plat is to show compliance with the RCP regulations.

The plat will be prepared, submitted, and reviewed in conformance Article IV, Subdivisions, of the *LUC* and Development Standard 2-03.0.

2-10.3.0 RCP PLAN REQUIRED. In addition to the subdivision plat, a plan is required to show compliance with the RCP requirements. Compliance can be presented on the tentative plat or on a separate plan, such as a development plan. A separate plan is preferred but not required.

- 3.1 Format and Content. The RCP plan will be prepared according to the same requirements as a subdivision plat, as provided in Development Standard 2-03.0. The following list of information is required and is in addition to that required in Development Standard 2-03.0. As mentioned previously, the information can be placed on the tentative plat or on an accompanying plan.

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- A. The perimeter yard setback line is to be shown. Perimeter yard widths are based on a minimum distance as listed in the *LUC* or on the height of the exterior walls of the proposed units, whichever provides a greater setback. If tall units are proposed that may affect the setback, it is recommended that those units be used to determine the setback line. This will provide the designer an idea of which units fit which lots, assuming there is more than one (1) model unit proposed. At the time of building permit application, the exact perimeter yard will be applied on each lot.
- B. Show the footprint of a unit on each lot or provide typical plot plan layouts for a corner lot, an interior lot, and a lot affected by the perimeter yard setback. These typicals are to be fully dimensioned and are to be drawn at a larger scale than the tentative plat. It is recommended that, if possible, each lot be designed so that the largest proposed unit fits and still complies with Code requirements. This provides the greatest flexibility to the builder in terms of the size of the unit that can be sold for each lot. If this cannot be done, use the footprint of the largest unit that will fit on each lot.
- C. Provide, by note on the plan, the developable area, density, and site coverage calculations. If the use of a density increase is proposed, as permitted under Sec. 3.6.1.3.B of the *LUC*, indicate which of the provisions is being utilized and how the increased density criteria are being met.

Additional information on compliance with Sec. 3.6.1.3.B.7, archaeology studies, of the *LUC* and Sec. 3.6.1.3.B.6, energy efficiency, of the *LUC* is provided in Sec. 2-10.4.0 and Sec. 2-10.5.0 of this Standard.

- D. Indicate by note how many and which units will be provided with barrier-free accessibility in conformance with Sec. 3.6.1.4.A.5 of the *LUC*. The drawing should reflect how accessibility will be accomplished. Barrier-free access, as applied under this criterion, is access from a street and/or a parking space to the front door of a unit.

3.2 **Additional Submittal Requirements.** In addition to the RCP plan requirements, RCP applications must include additional information reflecting compliance with Code requirements. Two (2) copies, one for the Development Services Department (DSD) file and one for the Planning Department's Community Planning Section, of the information are to be submitted unless specifically stated otherwise. The additional information that is to be submitted includes the following.

- A. If use of Sec. 3.2.6.5.B, developing area setbacks, of the *LUC* is proposed along any street bounding the project, submit the required information showing how the street frontage qualifies for application of that section.
- B. If the project is within an adopted neighborhood or area plan, submit plans showing how the RCP will comply with design requirements of such adopted plans as required in Sec. 3.6.1.4.A.1 of the *LUC*.
- C. If the project is five (5) acres or less in size, by gross area, submit drawings, photographs, or a combination of both, showing how the architectural compatibility requirements of Sec. 3.6.1.4.A.3 of the *LUC* will be met. The applicant subdivider shall prepare a mitigation plan for the property lines that adjoin existing residential development. The plan will be reviewed by the DSD Director. The purpose of the

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mitigation plan is to preserve as is practicable the privacy of the existing dwellings adjacent to the proposed development. The mitigation plan shall at a minimum include the following:

1. The number of stories on a proposed lot shall not exceed the number of stories on an adjacent existing residential lot.
 2. A perimeter landscaping bufferyard shall be installed along the existing residential lots. The bufferyard shall be at a minimum 7 feet wide and may be located on the proposed lots or an adjoining common area that is part of the proposed development. A perimeter wall shall be a part of the bufferyard and at a minimum shall be a six foot masonry wall. An existing wall on adjacent property may be used to satisfy the requirement for a wall on the property line where it is permitted by the adjacent property owner and the applicant remains legally obligated to construct the property wall in the event the adjacent wall ceases to perform the required function.
 3. The subdivider should work with adjoining property owners on tree locations and type and number of trees to increase privacy and buffering.
 4. Where two story buildings may be allowed, the design and placement of windows and the elimination of balconies and similar features shall be used to reduce views toward the rear and side yards of existing dwellings.
 5. The plan shall also include when practicable additional design elements to increase privacy such as the siting angle of buildings, windows, and lots.
- D. On lots of four thousand (4,000) square feet or more, it will be assumed that the lot is of sufficient size to accommodate a dwelling unit; therefore, on projects with lots of this size, floor plans will not be required. However, on lots of less than four thousand (4,000) square feet, units have to be custom designed to fit onto these smaller and tighter lots, and additional information is needed to verify compliance with RCP requirements. Therefore, on projects that have lots less than four thousand (4,000) square feet in size, submit:
1. Floor plans or drawings of the footprint of each unit, showing exterior dimensions. If only dimensioned building footprints are provided, be certain that locations of second floors (if applicable), front entrances, and motor vehicle parking spaces are noted. The floor plans can be preliminary plans and do not have to be complete construction drawings.

Plans can be reviewed in a more timely manner if copies of the building footprints drawn at the same scale as the plat are provided. This allows staff the ability to check which models fit which lots using a light table, instead of performing the tedious lot-by-lot math work.

2. Building elevations of all proposed units with height dimensions. These assist in determining compliance with perimeter yard setbacks and screening of mechanical equipment. The elevations can be preliminary drawings. The model

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home construction plans will be used to determine exact setbacks and screening requirements at the time of application for building permits.

3. A list indicating which model homes fit which lots. Unless a lot is planned for another use, each lot will be designed so that at least one of the model units fits on the lot in compliance with Code requirements. The list should indicate whether optional covered patios, porches, etc., will still allow the unit to fit on the lot in compliance with requirements.
- E. Three (3) copies of Covenants, Conditions, and Restrictions (CC&Rs) are required if there is to be an association of home owners to assume responsibility for the ownership and maintenance of commonly-owned property.
- F. Two (2) copies of protective covenants or common use agreements are required if shared areas are to be established by easements over individually-owned property.

2-10.4.0 ARCHAEOLOGICAL STUDY. Sec. 3.6.1.3.B.7 of the RCP provisions in the *LUC* allows an RCP to be developed with a density increase if the project includes preservation of a historical site, structure, or landmark or if the project leads to preservation or scientific study and documentation of a historical site, structure, or landmark. To comply with this requirement, an archaeological study is required to determine the potential for designation as a prehistoric or historic site or structure.

- 4.1 Study Requirements. In the study, the following steps must be completed as they relate to each individual site within the project, unless determined unnecessary as outlined within this criterion. The information contained in these steps will include: the extent of such sites or structures; the extent of data collection on each site; and the potential for preservation of each site, including methods or plans for such preservation. This criterion is considered satisfied upon approval by the City of a report, completed by a qualified archaeologist, which provides evaluation of all steps.

The steps in an archaeological study are as follows:

- *Step 1.* A preliminary study to determine the presence of prehistoric or historic sites. This is accomplished by a thorough walk-through survey of the project site prior to any disturbance. The result of this step is an evaluation of the potential for prehistoric or historic sites within the project site, according to Step 2.
- *Step 2.* A testing of possible sites identified during the preliminary and post-grading studies. This is usually accomplished by a more detailed survey, with collection of surface artifacts; digging of test pits in possible sites; or trenching to determine the depth of a site, the approximate number of features in the site, and more specific identification of the extent of the site. The result of this step is a more detailed evaluation of site potential in terms of area extent, possible age, complexity (such as multiple occupations), and number of features (such as the number of pit houses, extramural features, storage houses, or ball courts in Hohokam villages).
- *Step 3.* Excavation of site features to retrieve maximum data about the site. Excavation is done within the context of a scientific research design or plan and prior to destruction of the site for development. The research design or plan specifies

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questions to be answered by the excavating, lists methods of getting answers (including the percent of the site to be excavated), and gives special techniques to be used (such as radio carbon dating, pollen analysis, dendrochronology, etc.). The result of this step is a report on the excavation, an analysis of the material collected, and a synthesis of results into scientific literature or prehistoric reconstruction.

If a site or structure is identified by the archaeological study as being of significant magnitude and meeting the eligibility criteria for the National Register of Historic Places, it is to be preserved. Preservation may be pursued in a number of ways, such as, but not limited to: incorporation into the project design as common area; dedication as a conservation easement to the appropriate governmental or nonprofit agency; offer of sale, at appraised value, to the appropriate governmental agency; or dedication at nominal cost to the appropriate governmental agency. Such dedicated property may be used to calculate densities.

2-10.5.0 ENERGY EFFICIENCY REQUIREMENTS. Sec. 3.6.1.3.B.6 of the RCP provisions of the *LUC* allows the development of an RCP with a density increase if the project is designed and located in such a way as to comply with the energy efficiency requirements listed below. The energy efficiency requirements are grouped into three (3) categories: infrastructure, siting, and design. These three (3) categories list a total of thirty-one (31) criteria. Projects meeting a minimum of twenty (20) criteria of the thirty-one (31) comply with the requirements of this provision.

The energy efficiency requirements may not be modified through the Development Standard modification process. Any request to deviate from or waive any of the criteria is acted on by the Board of Adjustment as required for any other density increase request.

5.1 Infrastructure.

- A. The project boundary is within one-fourth ($\frac{1}{4}$) mile of an existing bus line.
- B. The project is located in a low water-lift zone (below an elevation of twenty-seven hundred [2,700] feet).
- C. The project qualifies as urban infill, e.g., there is an existing R-1 subdivision or more intense development within one-fourth ($\frac{1}{4}$) mile of the project boundaries on all sides.
- D. The project is located within one thousand (1,000) feet of existing water, electric, and natural gas distribution lines of sufficient capacity to serve the project.
- E. The project is a mixed commercial and residential use, either designed as a consolidated project or by its relation to adjacent commercial projects.
- F. The project is located within one (1) mile of the University of Arizona or the Downtown District.
- G. The project is located within two thousand (2,000) feet of:
 - 1. an existing neighborhood shopping center; or

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2. property for which a final or conditional ordinance has been adopted rezoning the property for such use; or
 3. property for which a building permit has been issued, and is still current, for the construction of such use.
- H. The project is located within four thousand (4,000) feet of:
1. an existing regional shopping center; or
 2. property for which a final or conditional ordinance has been adopted rezoning the property for such use; or
 3. property for which a building permit has been issued, and is still current, for the construction of such use.
- I. The project is located within thirty-five hundred (3,500) feet of an existing or reserved neighborhood park, regional park, or other public recreational or community facility.
- J. The project is located within one thousand (1,000) feet of a school which meets all the requirements of the compulsory education laws of the State of Arizona.
- K. The project boundary is thirty (30) percent or more contiguous to an existing R-1 subdivision or more intense development.
- L. The project is located within three thousand (3,000) feet of a major employment center.
- M. The project is located within one-half (½) mile of public bike paths and incorporates bike paths which connect to these.

5.2 Siting.

- A. Buildings are designed with windows oriented to provide at least five (5) hours of solar access on December 21 between the hours of 9 a.m. and 4 p.m.
- B. Buildings are designed to provide complete shade to all windows on June 21. On new construction, shading devices which require manual operation to accomplish the shading do not qualify as building design that provides shade.
- C. Building design and deciduous landscaping at maturity are integrated into the project to provide shade to eighty (80) percent of the east and west facing walls on June 21. On new construction, landscaping alone does not satisfy this criterion.
- D. Paved areas, such as principal sidewalks and parking areas, are shaded with deciduous shade trees or architectural shading elements, such as trellises, roofs, etc. Principal sidewalks are those which provide access from parking to each unit and from each unit to all common areas. Shade trees in a parking area are to be within a protected landscaped area with a minimum width of five (5) feet and at a ratio of two (2) trees for every three thousand (3,000) square feet of parking area.

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- E. Eighty (80) percent of all buildings are located and constructed to provide at least five (5) hours of solar access to three-fourths ($\frac{3}{4}$) the height of the south wall on December 21. This requirement must take into account walls and vegetation which could block solar access.
- F. Eighty (80) percent of the buildings within the project are positioned with the longer axis, if any, oriented within twenty-two (22) degrees of a true east/west direction.

5.3 Design.

- A. At least eighty (80) percent of the dwelling units are constructed with common walls.
- B. All buildings are earth sheltered, partially protected by earth berms, or built into an existing hillside or slope.
- C. All buildings are constructed with insulation at foundations and floor slabs at grade.
- D. All building envelopes have an overall average thermal resistance value (R value) of twenty-four (24) or greater.
- E. Buildings have windows that can be opened and which are oriented between twenty (20) and seventy (70) degrees of prevailing diurnal wind patterns to provide natural through ventilation. The windows are to be double glazed and spaced at least three (3) feet apart.
- F. Individual units feature a minimum area of glass, to be less than ten (10) percent of the exterior wall area.
- G. At least eighty (80) percent of the residential buildings do not have windows on the east facade.
- H. At least eighty (80) percent of the residential buildings do not have windows on the west facade.
- I. The residential buildings include overhangs on the south facade to provide shading during the summer months.
- J. At least eighty (80) percent of the units in the project have screened porches.
- K. At least eighty (80) percent of the dwelling units are designed to provide a private unroofed outdoor space for sleeping, such as a rooftop deck or sun porch.
- L. At least eighty (80) percent of all buildings are constructed with light-colored roofs and walls.

2-12.0.0 reserved

Note: DS 2-12 Hillside Development Zone Standard
has been renumbered 9-01.

2-13.0.0 reserved

Note: DS 2-13 Floodplain, WASH and Environmental Resource Zone (ERZ)
has been renumbered 9-06.

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2-15.1.0	GENERAL
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EXHIBIT I	NATIVE PLANT PRESERVATION WORKSHEET

2-15.0.0 **NATIVE PLANT PRESERVATION STANDARD.**

2-15.1.0 **GENERAL.**

- 1.1 Purpose. This Standard is established to assure that proper techniques are used in all aspects of conforming with the Tucson *Land Use Code (LUC)* Native Plant Preservation Ordinance.
- 1.2 Definitions. Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the *LUC*.

2-15.2.0 **REQUIREMENTS FOR EXCEPTIONS.** Applications of exceptions from the Native Plant Preservation requirements per Sec. 3.8.3.4.D and Sec. 3.8.3.4.E of the *LUC* are reviewed through a Type I Administrative Procedure, Sec. 5.4.3.1. Submittal requirements for that procedure require documentation that the site does not contain, or the proposed project does not impact, Protected Native Plants. Applications are made to the Development Services Department (DSD). Submittal requirements shall consist of one (1) or more of the following items.

- A. An aerial photograph, taken within a maximum of three (3) years of submittal, of the site at a minimum 1" = 100' that delineates the site boundaries and clearly shows the absence of plants within those boundaries or a site plan or development plan that clearly shows that construction will not impact any plants. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.
- B. A signed statement from one of the plant professionals listed in the *LUC*, Sec. 3.8.4.4, who has visited the site and verified that Viable Protected Native Plants are not located on the subject site.
- C. Other documentation, acceptable to the DSD Director, which clearly indicates that the site does not contain, or the project will not impact, Protected Native Plants. Such documentation includes, but is not limited to, photographs of the site taken from all sides of the property and a signed statement from the property owner that Protected Native Plants are not located on the subject site.

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2-15.2.0 REQUIREMENTS FOR EXCEPTIONS. (Cont'd)

- D. Based on factors such as the size of the site, site location, topography, and proximity to significant natural features, the DSD Director may require submittal of specific items above.

2-15.3.0 NATIVE PLANT PRESERVATION PLAN SUBMITTAL STANDARDS. A Native Plant Preservation Plan shall consist of the information itemized below according to the preservation and mitigation methodology chosen by the applicant. Additional information may be required by the DSD Director in order to ensure that the purpose of Sec. 3.8.4, General Provisions and Requirements, of the *LUC*, is fulfilled.

3.1 Native Plant Inventory for the Plant Inventory Methodology, the Plant Appraisal Methodology, and the Combined Methodologies (Outside of Set Aside Areas).

A. A Native Plant Inventory containing the following elements:

1. All Viable Protected Native Plants shall be tagged with an embossed metal, or approved equal, inventory number. Tagging is not required in those areas that are to remain undisturbed. If the sampling method is used to estimate Protected Native Plants, only the Protected Native Plants required to be either Preserved in Place (PIP) or Transplanted on Site (TOS) shall be tagged.
2. A list of all Protected Native Plants as designated in Sec. 3.8.5 of the *LUC* located on the site including all Saguaros; all trees with a caliper of at least four (4) inches measured at six (6) inches for single-trunked specimens and twelve (12) inches for multitunked specimens above grade level at the base of the tree, per Sec. 6.2.3 of the *LUC*; all shrubs equal to or greater than three (3) feet in height; all succulents equal to two (2) feet in height or greater; and all cacti. The list shall include the identification number, genus and species, and size. If the Plant Inventory Methodology is chosen, then the Native Plant Viability and Transplantability Status (see Sec. 2-15.3.2) of all Protected Native Plants on the site shall be listed. If the Plant Appraisal Methodology is chosen, then the appraisal value of each plant removed from the site shall be listed.
3. An aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum scale of 1" = 60' showing the site's boundaries, the locations of all Protected Native Plants within those boundaries, and the plants' identification numbers keyed to the inventory list in Sec. 2-15.3.1.A.2. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a letter stating that the site is substantially unchanged from the date of the aerial photograph.

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3.1 Native Plant Inventory for the Plant Inventory Methodology, the Plant Appraisal Methodology, and the Combined Methodologies (Outside of Set Aside Areas). (Cont'd)

4. Areas of the site containing communities of Protected Native Plants with a low plant Viability rating (as in the case of plants damaged by fire, frost, flood, insects, disease, or other natural damage) may be evaluated as a group without inventory. These areas shall be clearly delineated and annotated on the aerial photograph inventory map.
5. Areas of the site may be sampled to estimate representative numbers of Protected Native Plants. These sampling techniques can be applied to any of the methodologies chosen to comply with the ordinance. Areas of the site must be inventoried by sampling typical identifiable areas for each genus and species and estimating representative plant numbers per square acre of the total site area. The samples must be representative of the Viable species found on-site and shall not be less than twenty (20) percent of the total site. If various plant associations (upland, riparian, xeroriparian, etc.) are found on one site, then a sample of not less than twenty (20) percent of each defined plant association, by its respective site area, shall be inventoried. Under any methodology, Ironwoods and Saguaros shall be inventoried individually and not by sampling. Staff reserves the right to reject sampling to establish an inventory of plant counts, on a case-by-case basis.
6. Sites that use the sampling method for inventory of Protected Native Plants will require field tagging of those plants to be PIP or TOS. All PIP plants must be identified on the aerial photo and must be tagged, flagged, and fenced. In a summary, the total number of plants, by genus and species, that must be PIP or TOS and the required mitigation numbers shall be listed. This summary shall be located on the NPPO plan and any associated Landscape/Mitigation Plan. Protected Native Plants to be TOS may be identified individually or in a "pool count." The "pool count," or total number of required TOS Protected Native Plants, shall match the totals in the summary and may vary according to field conditions; and therefore, final selection will be that of the "plant professional" and the salvage contractor. Once the total number of plants to be TOS, by genus and species from the summary, has been identified in the field, they must be tagged and flagged for TOS. Plants within a designated Natural Undisturbed Open Space (NUOS) area, under any method, do not require individual tagging or flagging since their boundaries will be fenced.

3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology. The Native Plant Viability and Transplantability Status shall be determined for each native plant of the minimum size and shall be used to determine numbers and locations of plants required for preservation.

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3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology.
(Cont'd)

- A. *Plant Viability Criteria.* Plant Viability is based upon plant health, age, and form. Plants rated Low are not considered Viable and are not required to be assessed according to the Transplantability Criteria. Plants rated Medium or High are considered Viable and shall be assessed under the Transplantability Criteria.
1. *High.* A high plant Viability rating shall be assigned to plants meeting the following criteria:
 - a. *Health:* plant health is good to excellent with no major infestations of pests or apparent diseases.
 - b. *Age:* plant age is young or mature with a likely chance of long survival.
 - c. *Form:* plant is relatively undamaged with a healthy branching habit.
 2. *Medium.* A medium rating shall be assigned to plants which do not meet all of the criteria for a high rating but have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant preservation.
 3. *Low.* A low plant Viability rating shall be given to plants meeting any one or more of the following:
 - a. *Health:* plant health is poor. Generally the result of severe infestations of pests or diseases or a lack of water over time.
 - b. *Age:* plant is in a state of decline, suggesting a low probability of lengthy survival.
 - c. *Form:* plant form and character is severely damaged. For trees, this may include new branches from large, old, dead trunks or weak branching habit.
- B. *Plant Transplantability Criteria.* Plant Transplantability is based upon plant genus and species, size, soils, context, and topography. The following five (5) categories shall be inventoried to determine the ability to salvage the Viable plants which will not be preserved-in-place. Plants rated Low for Transplantability should not be considered for salvage and transplant. Plants rated Medium or High that are not preserved-in-place should be considered for salvage and transplant on-site or off-site.
1. *High.* A high rating for Transplantability shall be assigned to Viable plants which also meet the following criteria:

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3.2 Native Plant Viability and Transplantability Status for the Plant Inventory Methodology.
(Cont'd)

- d. *Genus and Species:* has a high survival rate for reestablishment after transplant.
 - e. *Size:* overall plant dimensions are suitable for transplanting based upon the genus and species.
 - f. *Soils:* can be excavated, are cohesive, and seem capable of supporting the rootball system.
 - g. *Topography:* permits access with the appropriate equipment needed to remove plants and their rootball systems.
 - h. *Context:* adjacent plants do not pose a likely interference with root systems or interfere with plant removal.
2. *Medium.* A medium Transplantability rating shall be assigned to plants which do not meet all of the criteria for a high rating but do have sufficient merit, in the opinion of the qualified professional conducting the inventory, to warrant transplanting.
3. *Low.* A low rating for Transplantability shall be assigned to plants which also meet the following criteria:
- d. *Genus and Species:* has a low survival rate for reestablishment after transplant.
 - e. *Size:* overall plant dimensions are not suitable for transplanting based upon the genus and species.
 - f. *Soils:* too rocky, sandy, or shallow to excavate a cohesive rootball system.
 - g. *Topography:* seriously limits access to the specimen by the appropriate equipment (i.e., steep slopes, rock barriers).
 - h. *Context:* adjacent plants interfere with removal or present likely conflicts with the rootball system.

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3.3 Native Plant Analysis and Objectives for the Plant Inventory Methodology.

- A. The **Analysis** of the inventory shall discuss in writing the criteria used to determine which plants and groups of plants will be preserved-in-place, salvaged and transplanted on-site, removed from the site, or destroyed, according to the plant status determined by the Native Plant Viability and Transplantability Status. Criteria may include, but are not limited to, health, vigor, wildlife value, environmental value, erosion control, soil structure, bedrock depth, slope, and the density and continuity of surrounding vegetation.
- B. Based upon the analysis, a site plan, subdivision plat, or development plan shall be prepared to maximize achievement of the following prioritized objectives:
1. A site design which avoids disturbance of communities of Protected Native Plants and promotes the preservation-in-place of individual Protected Native Plants.
 2. Transplanting on-site of salvaged Protected Native Plants into common areas; landscaped areas as required by the Landscaping and Screening Regulations (including into the future right-of-way areas identified by the City Engineer or designee that will not be utilized for future right-of-way improvements and with the City Engineer or designee's approval); disturbed wash areas; required retention/detention areas; disturbed landscape areas required to be revegetated, such as within Scenic Corridor Zones; and front yards of residential lots.
 3. Salvage and transplanting off-site of any surplus Protected Native Plants which cannot reasonably be transplanted on-site.

3.4 Plant Preservation and Salvage Plan for the Plant Inventory Methodology.

- A. A **Plant Preservation and Salvage Plan** on an aerial photograph, taken within a maximum of three (3) years of submittal, at a minimum scale of 1" = 60' showing the locations of the following. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a note on the plans stating that the site is substantially unchanged from the date of the aerial photograph.
1. Limits of all areas to be graded.
 2. Location of proposed roads and utility easements.
 3. Existing topographic contours at two (2) foot maximum contour intervals.
 4. Disposition of all Protected Native Plants keyed to the inventory list and showing the following designations:

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3.4 Plant Preservation and Salvage Plan for the Plant Inventory Methodology. (Cont'd)

- a. Plants to be preserved-in-place.
 - b. Plants to be salvaged and transplanted on-site. To the extent possible, plants should be transplanted directly to their permanent location on-site.
 - c. Plants to be salvaged and removed from the site.
 - d. Plants to be destroyed.
5. The location of a temporary holding nursery to be used for salvaged plants.

B. Salvage and Mitigation Report that details:

1. A summary by genus and species that details the total numbers of all Protected Native Plants inventoried.
2. The calculations used to determine, by genus and species, the numbers of replacement plants, if any, to be provided as mitigation for Protected Native Plants transplanted on-site, removed from the site, or destroyed. For assistance in determining these calculations, see ***Exhibit I***, Native Plant Preservation Worksheet. Any required landscape plans shall include a summary of plants required for mitigation and show their site location on the landscape plans. Any project that does not have required landscape plans shall have a landscape mitigation plan prepared to show the disposition of PIP, TOS, and required mitigation, as shown in the summary.
3. A schedule of salvage work to be accomplished including the timing and phasing of all tree boxing, tree and cacti salvage, and grading operations to take place on-site. See Sec. 2-15.4.0.
4. A method and schedule for providing irrigation to salvaged plants in a temporary holding area. A method and schedule for providing irrigation to PIP, TOS, and mitigation plant materials. A method to provide irrigation to plants may include water harvesting for areas that are to remain natural.
5. A method of protection from intrusion and damage for the natural vegetation outside the graded area. Specify fencing materials and methods for controlling access to the designated NUOS areas (minimum fencing requirements as specified in Development Standard 2-06.2.2.F).

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- 3.5 **Set Aside Submittal.** The requirements of the Environmental Resource Report shall be fulfilled in the assessment of the area(s) of natural resource to be set aside as undisturbed natural open space in lieu of performing a Native Plant Inventory, Analysis, and Plant Preservation and Salvage Plan. In addition, an aerial photograph, taken within a maximum of three (3) years of submittal, is required at a minimum 1" = 100' delineating the natural resource values for areas on the site and the area(s) to be set aside which will be platted and included in Covenants, Conditions, and Restrictions (CC&Rs) as NUOS. Any aerial photograph submitted, which was taken more than one (1) year prior to submittal, shall be accompanied by a note on the plans stating that the site is substantially unchanged from the date of the aerial photograph.

- 2-15.4.0 SALVAGE AND TRANSPLANTING METHODOLOGY.** These standards provide a general list of the many aspects of salvage and transplanting which shall be addressed by a contractor. Current standards and professional practices for the arid Southwest should always be followed.

The basic plant protection and salvage philosophy is to preserve-in-place as much native vegetation as possible and to utilize salvaged vegetation for landscaping in those areas that are graded or otherwise disturbed.

- A. The salvage and transplanting operation shall be performed by a landscape contractor licensed in the State of Arizona.
- B. For the salvage and transplant of trees, the Salvage and Mitigation Report should address the following items as applicable:
 - 1. Season of the year.
 - 2. Feasibility of successful salvage/transplant.
 - 3. Pruning requirements before and after transplant.
 - 4. Appropriate box size for salvaged material based on trunk diameter.
 - 5. Side boxing techniques and timing.
 - 6. Plant removal techniques and transportation techniques.
 - 7. Maintenance in temporary holding nursery.
 - 8. Permanent location planting techniques.
 - 9. Long-term maintenance.
- C. For the salvage and transplant of Saguaros and cacti, the Salvage and Mitigation Report should address the following items as applicable:

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2-15.4.0 SALVAGE AND TRANSPLANTING METHODOLOGY. (Cont'd)

1. Season of the year.
 2. Orientation of the plant at the original site and in the holding nursery. All Saguaros and cacti should be stored and transplanted in the same north-south orientation as they naturally grow in the desert to avoid sunburn. All Saguaros and cacti should be premarked on the south side before moving. Any size Saguaro and cactus can be planted in full sun if it was originally growing in full sun; otherwise, provide artificial shade for a season, or plant under a tree or shrub. Cacti which were not in full sun must be protected by shade cloth or other shade in the nursery.
 3. Excavation of adequate root system.
 4. Protection of epidermis with burlap, foam rubber, or other padding.
 5. Support of the plant during salvage and transport.
 6. Final planting techniques.
 7. Maintenance in temporary holding nursery.
 8. Long-term maintenance.
- D. Protected Native Plants that do not survive the salvage process shall be replaced on a one-to-one basis (same size and species).

Sources of additional information include, but are not limited to:

International Society of Arboriculture
National Forestry Association
Arizona-Sonoran Desert Museum
University of Arizona Cooperative Extension
Desert Botanical Garden, Phoenix

2-15.5.0 TAGGING AND FLAGGING PROCEDURES. All Protected Native Plants that require tagging and flagging shall be addressed as outlined below:

- A. All plants shall be tagged with an embossed metal, or approved equal, inventory number which cross references to the inventory list and aerial photograph and color-coded flagging according to the following schedule so that the disposition of each plant can be easily identified. Plants within fenced NUOS areas do not require tagging or flagging. Note that plants which are not Viable and are proposed for destruction require no tagging or flagging. Plants which are Viable and are proposed for destruction require inventory number tags and flagging.

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2-15.5.0 TAGGING AND FLAGGING PROCEDURES. (Cont'd)

1. **Blue Flagging:** plants proposed for transplant on-site.
 2. **Yellow Flagging:** plants proposed for removal off-site.
 3. **White Flagging:** plants proposed for preservation-in-place.
- B. Tags shall be located in a consistent, visible location on each plant. The initial inspection by City staff will be performed once the tagging, flagging, and/or fencing of NUOS areas has been completed and an inspection request has been received by City staff. A note shall be added to the plans that instructs the contractor/owner to call for the inspection.
- C. Once affixed, the tags shall not be removed until the approved Native Plant Preservation Plan is implemented and a final inspection and sign-off has been performed by the project monitor and City staff. The tags shall be removed after final inspection.
- D. The color-coded flagging legend shall be given to each crew supervisor and displayed on a poster in three (3) prominent locations on the project site for viewing by the public and construction crew personnel.

2-15.6.0 FENCING STANDARDS.

- A. Fencing shall be required during construction for all undisturbed natural desert areas of Protected Native Plants and for individual Protected Native Plants to be preserved-in-place. The area to be fenced shall be beyond the “drip-line” of the vegetation by one-half ($\frac{1}{2}$) the distance of the “drip-line” radius. For Saguaros and cacti, the area to be fenced shall be equal to the distance of one-half ($\frac{1}{2}$) the height of the plant. The preservation of a substantial portion of the root system for either undisturbed natural desert areas of Protected Native Plants or individual Protected Native Plants preserved-in-place will improve the survival rate and health of these plants as well as preserve a portion of their associated plant community. Grading and construction that encroaches into the required root zone may be allowed on a case-by-case basis as determined by the Parks and Recreation Department Landscape Inspector depending upon the size and species of the Native Plant. Under no circumstances shall grading encroach to the base or trunk of a Native Plant.
- B. The site developer shall include language in all contracts with contractors about the importance of staying out of all undisturbed natural desert areas and away from all individual Protected Native Plants to be preserved-in-place.

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-15.0
NATIVE PLANT PRESERVATION STANDARD

NATIVE PLANT PRESERVATION WORKSHEET

This worksheet outlines the steps needed to calculate numbers for meeting the minimum standards, preservation credits, and mitigation requirements of the Native Plant Preservation Ordinance utilizing the Plant Inventory Methodology. This Worksheet has been designed to assist in calculating the numbers of plants needed for the Salvage and Mitigation Report described in Sec. 2-15.3.4.B; however, this particular Worksheet is not required as part of the submittal but the calculations are required (see Sec. 2-15.3.4.B.2). Fill out a separate worksheet for every genus and species of plant.

**Abbreviations and
Definitions used:**

**PIP = plants preserved-in-place
TOS = plants transplanted on-site
RFS = plants removed from site, damaged, or destroyed
Mitigation = additional plants to be planted on-site**

NAME OF PLANT (GENUS AND SPECIES) _____

STEP ONE **Minimum Requirements for PIP or TOS**

1. Number of plants of this genus and species inventoried and rated viable: _____ **(1)**

2. Multiply line 1 by the appropriate number below.
When the result includes a fractional amount, .1 - .4 is rounded down to the next lower whole number, and .5 - .9 is rounded up to the next higher whole number.

Saguaros and Ironwood trees	.5 x _____	=	_____
Other Plants	.3 x _____	=	_____

Enter the minimum number of PIP and/or TOS required here:
_____ **(2)**

3. Enter total number of plants proposed to be PIP: _____ **(3)**

4. If line 3 is less than line 2, subtract line 3 from line 2 and enter here: _____ **(4)**
If line 3 is more than or equal to line 2, enter 0.
This is the minimum number of plants required to be TOS.

5. Enter total number of plants proposed to be TOS: _____ **(5)**

6. Subtract line 4 from line 5 and enter here: _____ **(6)**
This is the number of "excess" plants to be TOS.

7. Add line 3 and line 5 and enter here: _____ **(7)**
This is the total number of plants that will remain on the site.

8. Subtract line 7 from line 1 and enter here: _____ **(8)**
This is the total number of plants proposed for RFS.

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STEP TWO Preservation Credits for Plants PIP

9. Multiply the number of plants PIP, based on plant size, by the appropriate multiplier below and enter here. **Add the total, for each plant, and enter the total preservation credits here.** _____ (9)

Saguaros 6-10' high	2 x	_____	=	_____
Saguaros >10' high	3 x	_____	=	_____
Ironwood trees 6-12" in caliper	2 x	_____	=	_____
Ironwood trees >12" in caliper	3 x	_____	=	_____
Barrel Cacti >2' high	2 x	_____	=	_____
Other Cacti >4" high	2 x	_____	=	_____
Ocotillos >6' high	2 x	_____	=	_____
Yuccas >2' high	2 x	_____	=	_____
Other Trees 6-14" in caliper	2 x	_____	=	_____
Other Trees >14" in caliper	4 x	_____	=	_____
Shrubs >6' in height or diameter	2 x	_____	=	_____

STEP THREE Mitigation Requirements for Plants TOS and RFS

10. Enter number of plants from line 4 here: _____ (10)
This is the mitigation requirement for the required number of plants TOS.

11. Multiply the number of plants from line 8 by the appropriate multiplier below and enter result here: _____ (11)
This is the mitigation requirement for plants RFS.

Saguaros and Ironwood trees:	3 x	_____	=	_____
Other plants:	2 x	_____	=	_____

12. Add line 10 and line 11 and enter total here: _____ (12)
This is the total number of plants required for mitigation.

STEP FOUR Net Mitigation Requirements

This step balances the preservation credits and requirements.

13. Subtract line 6 from line 12 and enter here: _____ (13)
This is mitigation requirement reduced by "excess" plants TOS.

14. Subtract line 9 from line 13 and enter here: _____ (14)
This is mitigation requirement reduced by preservation credits.

15. If amount on line 14 is greater than 0, enter number here: _____ (15)
If amount on line 14 is 0 or less, enter 0 here (no mitigation is required for this plant).
This is the number of mitigation plants that must be provided.

16. Add line 7 and line 15 and enter number here: _____ (16)
This is the total number of plants (of this genus and species) that will be on the site.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-16.0
LANDSCAPE PLANT MATERIALS**

LANDSCAPE PLANT MATERIALS

2-16.1.0	PURPOSE
2-16.2.0	APPLICABILITY
2-16.3.0	DEFINITIONS
2-16.4.0	TYPES OF PLANT MATERIAL
2-16.5.0	SEEDING PROGRAMS
2-16.6.0	PLANT/SEED LISTS
2-16.7.0	EXHIBITS

2-16.0.0 LANDSCAPE PLANT MATERIALS.

- 2-16.1.0 PURPOSE.** This Standard has been prepared for the purpose of establishing plant and seed lists for use with various City of Tucson regulations that either require or regulate landscaping.
- 2-16.2.0 APPLICABILITY.** This Standard applies on development projects, including repair and infrastructure installation, when City regulations mandate the use of drought tolerant or native plant and seed material.
- 2-16.3.0 DEFINITIONS.** Definitions for words used in this Standard are found in the Development Standards Glossary or in Sec. 6.2.0 of the Tucson *Land Use Code (LUC)*.
- 2-16.4.0 TYPES OF PLANT MATERIAL.** Most projects, with some exceptions, are required to be landscaped with either native vegetation or drought tolerant vegetation. The following subsections describe how vegetation is selected to comply with those requirements. For information on any exceptions, refer to the individual ordinance requiring or regulating the landscaping.
- 4.1 Native Vegetation. There are regulations in the *LUC*, such as the Scenic Corridor Zone (SCZ) and the Environmental Resource Zone (ERZ), where native vegetation is required to be retained or where the property is required to be revegetated with native plant material. In these two zones or in any other City regulation listing a requirement for native vegetation or revegetation, the requirement is to be complied with as discussed below.

Native vegetation is defined as vegetation indigenous to the site. Native vegetation, however, varies greatly in different areas of the Tucson basin due to changes in topographical elevation, soils, and availability of moisture. Due to this variation of native plant material, a general native plant list applicable to an individual site within the region cannot be defined.

Therefore, when native vegetation is required on a project, the landscape plans submitted for review must include a comprehensive list of native vegetation that exists on the site and in the immediate areas surrounding the site. Selection of plant material for use on the project will be from that comprehensive list.

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- 4.2 **Native Seeds.** As mentioned in Sec. 2-16.4.1, the type of native vegetation varies greatly within the Tucson basin. To determine which seeds to use on a project when native seeds are required, a comprehensive list (as discussed in Sec. 2-16.4.1) of native plants must be submitted.

A base set of native seed species is contained in **Exhibit I** of this Standard. This base set is not inclusive of all native plant material. Seeds from that list may be chosen for use on a project requiring native seeds, if the plant is found on the comprehensive native plant list assembled for the property.

If the project does not require native seeds but the landscape design calls for the use of seeds native to the site or region, a comprehensive list, as per Sec. 2-16.4.1, may be submitted for determination as to whether or not they are native. As an alternative (on projects not requiring native seeds), seed selection may be made from **Exhibit I**, Native Seeds. If the proposed seed is not on the comprehensive list, **Exhibit I**, nor in **Exhibit II**, it may be used if:

- A. The seed species is drought tolerant and a seed supplier certification of drought tolerancy is submitted; and
 - B. The City can certify through a third party the seed species' drought tolerancy; and
 - C. The proposed seed species is not for landscaping public right-of-way, unless it is to comply with SCZ or ERZ requirements; and
 - D. The seed species has not been considered by the Arizona Department of Water Resources (ADWR) and rejected.
- 4.3 **Drought Tolerant Vegetation.** When drought tolerant vegetation is required by a City regulation, such as Sec. 3.7.0, Landscaping and Screening Regulations, of the *LUC*, plant selection is from **Exhibit II**, Low Water Use/Drought Tolerant Plant List.
- 4.4 **Drought Tolerant Seeds.** Various City landscaping regulations allow the use of seeds within landscape areas. For example, the Landscaping and Screening Regulations allow the use of seeds as a ground cover in lieu of decomposed granite (DG) in such areas as under canopy trees. However, seeds cannot be used to comply with the fifty (50) percent vegetative coverage area requirements of the street landscape border.

In situations where the use of seeds is permitted, selection of seed material will be from plants on the Low Water Use/Drought Tolerant Plant List, **Exhibit II**. Also, if the area that is to be reseeded is not within the public right-of-way, seed selection may be as per Sec. 2-16.4.2, Native Seeds.

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LANDSCAPE PLANT MATERIALS**

4.4 Drought Tolerant Seeds. (Cont'd)

All plant material used within the public right-of-way is to be from the plant list, ***Exhibit II***, regardless of whether it is plant or seed material. The only exceptions to this are in the application of native vegetation requirements of the SCZ and the ERZ sections of the *LUC* or in compliance with native seeding requirements of the Uniform Building Code grading ordinance.

2-16.5.0 SEEDING PROGRAMS. In projects where seeding is required or is being utilized to meet a landscaping requirement, the items to address, in addition to seed selection, are irrigation requirements, site preparation, and establishment guarantee. Site-specific situations will be addressed on a case-by-case basis. General guidelines are provided in this Standard; however, alternatives may be proposed to the staff reviewing the landscape plans.

5.1 Site Preparation. In order to attain the maximum benefit from the seeded materials, it is necessary to till the soil prior to seeding. The method and use of fertilizers, seeding, mulching, tackifiers, etc., will vary per site-specific situations. The applicant is expected to do whatever is necessary to prepare the site to guarantee plant establishment to the satisfaction of the City.

5.2 Irrigation. The sites that will require revegetation will vary considerably. Some sites with little slope and with soil textures and structures conducive to capturing rainfall or capable of being modified to capture rainfall can be revegetated on rainfall alone. Some sites may require short-term irrigation to achieve plant establishment. The applicant will not be required by the City to irrigate but will, however, be responsible for successful establishment of vegetation using the appropriate seeding/irrigation method.

5.3 Plant Establishment Guarantee. A stand of vegetation shall be considered established when:

A minimum of one (1) perennial seeded species per square foot has rooted, developed true leaves, and is in a state of continual positive growth, and the interspace area between perennial species has a minimum of one (1) annual or perennial plant in any stage of development or growth other than seed.

2-16.6.0 PLANT/SEED LISTS.

6.1 Origin of Plant/Seed Lists.

A. ***Exhibit I***, Native Seed List, was derived from the Low Water Use/Drought Tolerant Plant List as known native vegetation. The list is not inclusive of all native vegetation. For alternative selections, refer to Sec. 2-16.4.2 of this Standard.

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LANDSCAPE PLANT MATERIALS**

6.1 Origin of Plant/Seed Lists. (Cont'd)

The seed list is established as a guide on how to mix the various types of seeds to provide a varying mix of native plant growth on the site giving it a more natural appearance. The pounds per acre listing is a guide for use by the designer to achieve a minimum growth pattern to the seeded area. Specific rates are based on the seeds that are used in the mix. The seed mix is to be certified by the seed supplier as to the growth coverage projected.

- B. ***Exhibit II***, Low Water Use/Drought Tolerant Plant List, is prepared for use within the Tucson Active Management Area (TAMA) by the ADWR.

6.2 Modification of Plant Selection. In order to use plants not listed in ***Exhibit II***, Low Water Use/Drought Tolerant Plant List, the plants are to be approved through the following process.

- A. Any person seeking to add or delete a plant or plants from the low water use plant list may submit an application for modification of the list at any time to the Director of the ADWR. The application is made on a form prescribed and furnished by the Director of the ADWR.
- B. The ADWR Director reviews each request for modification of the low water use plant list. The Director may request additional information from the applicant and may seek information from other sources as may be necessary to determine whether the list should be modified.
- C. If the addition of a plant to the low water use plant list is approved, the ADWR Director will place the plant on a supplemental list as an addendum to the low water use plant list. The supplemental list shall be available upon request from the ADWR.
- D. If the ADWR Director approves the deletion of a plant from the Low Water Use/Drought Tolerant Plant List, the deletion from the list will be issued with the annual modified review plant list.
- E. The ADWR Director conducts an annual review of the low water use plant list and issues a modified plant list. As a result of the review, the Director may add or delete plants from the list.

6.3 Updates of Plant Lists. The plant and seed lists will be updated as necessary to provide the most current plant list based on Sec. 2-16.6.2.E.

2-16.7.0 EXHIBITS.

Exhibit I - Native Seed List

Exhibit II - Low Water Use/Drought Tolerant Plant List

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LANDSCAPE PLANT MATERIALS**

**EXHIBIT I
NATIVE SEED LIST**

SPECIES

<u>Botanical Name</u>	<u>Common Name</u>	<u>PLS* Rate lbs/acre</u>
Aristida purpurea (P, W)	Purple Three-Awn	2.0
Plantago insularis (A, C)	Indian Wheat	3.0
Senna covesii (P, W)	Desert Senna	2.0
Sphaeralcea ambigua (P, C/W)	Desert Globe-Mallow	1.0
Sporobolus cryptandrus (P, W)	Sand Dropseed	1.0

Plus choose a minimum of three (3) species from the following six:

Acacia constricta (P, W)	Whitethorn Acacia, Mescat	2.0
Ambrosia (Franseria) deltoidea (P, C)	Triangle-Leaf Bursage	4.0
Atriplex canescens (P, C)	Four-Wing Saltbush	3.0
Encelia farinosa (P, C/W)	Brittlebush	1.5
Haplopappus (Ericameria) laricifolius (P, C/W)	Turpentine Bush	1.0
Larrea tridentata (divaricata) (P, W)	Creosote Bush, Greasewood	6.0

Optional recommended species:

Acacia greggii (P, W)	Cat's Claw Acacia	2.0-3.0
Atriplex lentiformis (P, C)	Quail Bush	1.0-2.0
Atriplex polycarpa (P, C)	Desert Saltbush	1.0-3.0
Baileya multiradiata (P, C/W)	Desert Marigold	1.0-2.0
Bouteloua curtipendula (P, W)	Sideoats Grama	2.0
Cercidium floridum (P, W)	Blue Palo Verde	2.0-3.0
Cercidium microphyllum (P, W)	Littleleaf or Foothill Palo Verde	2.0-3.0
Eragrostis intermedia (P, W)	Plains Lovegrass	1.0
Eschscholtzia mexicana (A, C)	Mexican Gold Poppy	1.0-3.0
Leptochloa dubia (P, W)	Green Sprangle-Top	1.0
Phacelia campanularia (A, C)	Desert Canterbury Bells	1.0-2.0
Prosopis velutina (P, W)	Velvet Mesquite	1.0-2.0
Psilostrophe cooperi (P, C/W)	Paper Flower	1.0-2.0
Setaria macrostachya (P, W)	Plains Bristle Grass	2.0

*PLS = Pure Live Seed

KEY: A = Annual; P = Perennial; C = Germinates and thrives in the cool season; W = Germinates and thrives in the warm season; C/W = Germinates and thrives in cool/warm seasons.

NOTE: The cool season in Tucson runs September through March, and the warm season is from March through October. There is an overlap of seasons.

**CITY OF TUCSON
DEVELOPMENT STANDARD NO. 2-17.0
PROTECTED DEVELOPMENT RIGHT PLAN STANDARD**

PROTECTED DEVELOPMENT RIGHT PLAN STANDARD

2-17.1.0	PURPOSE
2-17.2.0	DEFINITIONS
2-17.3.0	GENERAL PROVISIONS
2-17.4.0	STANDARD
2-17.5.0	ENFORCEMENT
2-17.6.0	EXPRIATION DATES AND EXTENSIONS
2-17.7.0	FEES

PROTECTED DEVELOPMENT RIGHT PLAN STANDARD

- 1.1 Purpose. This Standard provides the procedures consistent with applicable State law and the LUC for securing a protected development right for a development plan or plat. A protected development right plan can be for a nonphased or phased development.
- 1.2 Explanation. A protected development right gives the landowner the right to undertake and complete the development and use of the property under the terms and conditions of a protected development right plan without compliance with changes in zoning regulations and development standards adopted during the period of the protected development right.

Upon Mayor and Council approval, the landowner has the right to undertake and complete the development only to the extent of the specific elements and details shown on the plan.

The protected development right also precludes the enforcement against the development of any city land use regulation that would change, alter, impair, prevent, diminish, delay, or otherwise impact the development or use of the property as set forth in the approved plan except as provided herein.

2-17.2.0 **DEFINITIONS.** Definitions for words used in this Standard are found in A.R.S. § 9-1201, the Development Standards Glossary, or in Sec. 6.2.0 of the *LUC*.

2-17.3.0 **GENERAL PROVISIONS**

- 3.1. Submittal. A plan or plat submitted to the City and identified at the time of submittal as a protected development right plan, shall be processed as a protected development right plan. However, the protected development right does not vest until the Mayor and Council approve the plan or plat as a protected development right plan at public hearing.
- 3.2 Subsequent Designation. The Mayor and Council may designate by resolution a development plan or plat, that is not identified as a protected development right plan at the time it is submitted, as a protected development right plan upon a finding that granting a protected development right to undertake and complete the development shown on the plan will promote reasonable certainty, stability and fairness in the land use planning and regulatory process and secure the reasonable investment-backed expectations of the owner.

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- 3.3 Nonphased Developments. Nonphased developments are developments constructed in one phase.
- 3.4 Phased Development. For consideration and approval as a protected development right plan, a phased development shall be a master planned development which:
- A. Consists of at least forty (40) acres depicted on a single master subdivision plat for a residential development; or
 - B. Consists of at least twenty (20) acres depicted on a single master subdivision plat or development plan for a nonresidential development; or
 - C. Is a Planned Area Development (PAD) zone; or
 - D. The Mayor and Council have identified as a phased development for the purposes of protected development rights.
- 3.5 Variances. A protected development right plan approved with a condition that a variance be obtained does not confer a protected development right until the variance is granted. Approval of a protected development right plan does not guarantee approval of a variance.
- 3.6 Successors. After approval of the protected development right plan, all successors to the original landowner are entitled to exercise the protected development rights.

2-17.4.0 STANDARD

- 4.1 Application. Applications shall be filed in accordance with application procedures set forth in the LUC and the Development Compliance Code and additional application requirements set forth in this standard. Applications may be filed for nonphased or phased protected development right plans.
- A. *Nonphased Development.* An application for a protected development right for a nonphased development, must comply with the requirements set forth in:
 - 1. LUC Article IV, Subdivisions T.C. § 23A-33, and applicable Development Standards, for a subdivision plat; or
 - 2. LUC § 5.3.8, Development Plan, T.C. § 23A -34, and applicable Development Standards, for a development plan.
 - B. *Phased Developments.* An application for a protected development right for a phased development, must comply with the requirements set forth in:
 - 1. LUC Article IV , Subdivisions, T.C. § 23A-33, and applicable Development Standards, if the master planned development consists of at least forty (40) acres depicted on a single master subdivision plat for a residential development; or
 - 2. LUC Article IV , Subdivisions, T.C. § 23A-33, and applicable Development Standards, if the master planned development consists of at least twenty (20)

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acres depicted on a single master subdivision plat for a nonresidential development; or

3. LUC § 5.3.8, Development Plan, T.C. § 23A -34, and applicable Development Standards, if the master planned development consists of at least twenty (20) acres depicted on a single master development plan for a nonresidential development; or
4. LUC § 2.6.3 for a master planned development which is a Planned Area Development (PAD) Zone.

4.2 Application Content.

- A. *All Applications.* All applications for a protected development right plan must describe with a reasonable degree of certainty:
 1. The proposed uses of the site;
 2. The boundaries of the site;
 3. Significant topographical and other natural features affecting development of the site;
 4. The number of dwelling units;
 5. The location of all existing and proposed utilities and a provision for other infrastructure on the property, including water, sewers, road, and pedestrian walkways; and
 6. All other studies and reports required by the *LUC* Subdivision Regulations and other City codes, including traffic reports, drainage reports, and master street plans.
 7. All necessary easements and dedications.
- B. *Nonphased Developments.* In addition to the requirements of DS 2-17.4.1.A and DS 2-17.4.2.A., a plan or subdivision plat, for a nonphased development, may be considered protected development right plan only if the plan:
 1. Is designated as a nonphased protected development right plan at the time of submittal (except for plans subsequently designated per DS 2-17.3.2);
 2. Describes with a reasonable degree of certainty the square footage, height, and general location of the proposed buildings, structures, and other improvements; and
 3. Is an approved development plan or plat.

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- C. *Phased Developments.* In addition to the requirements of DS 2-17.4.1.B and DS 2-17.4.2.A, an application for a protected development right plan for a phased development shall:
1. Designate the plan as a phased protected development right plan at the time of submittal (except for plans subsequently designated per DS 2-17.3.2);
 2. Include the proposed phasing plan, the boundaries of each phase, and the schedule of development of each phase;
 3. Include the general location on the property of the proposed buildings, structures and other improvements for the first phase;
 4. Include the number of dwelling units proposed for all phases of the development;
 5. Include the square footage and height of the proposed buildings and other structures for the first phase;
 6. Identify all improvements required to be constructed for each phase; and
 7. Include a phased public infrastructure schedules.
 8. Demonstrate that each phase will be fully functional and independent at the time of completion of that phase.

4.3 Approval.

- A. *Mayor and Council approval.* The Mayor and Council shall consider approval of protected development right plans.
- B. *Approval of protected development right plan.* The Mayor and Council may consider approval of the plat or development plan without a protected development right, approval of the plat or development plan with a protected development right, or approval of the plat or development plan with a protected development right and subject to specific conditions.
- C. *Approval of a phased development is limited.* Approval of a protected development right plan for one phase of a phased development is not approval of a protected development right plan for any other phase.
- D. *Conditions.* The Mayor and Council may impose and subject a protected development right plan to terms and conditions of approval

- 4.4 Effective Date. The date Mayor and Council approves the protected development right plan by resolution is the effective date of the protected development right.

2-17.5.0 ENFORCEMENT

- 5.1 Subsequent Land Use Regulations. A protected development precludes the enforcement of legislative or administrative land use regulations that would change, alter, impair,

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prevent, diminish, delay, or impact the development or use of the property as approved in the protected development right plan, except under any one of the following circumstances.

- A. *Landowner consent.* The affected landowner consents in writing.
- B. *Natural or man-made hazard.* The Mayor and Council declare by resolution, after notice and a public hearing, that natural or man-made hazard on or in the immediate vicinity of the property, if uncorrected, would pose a serious threat to the public health, safety and welfare if the project were to proceed as approved in the protected development right plan.
- C. *Inaccurate information.* Declaration by the Mayor and Council by resolution after notice and a public hearing that the owner or his representative intentionally supplied inaccurate information or made material misrepresentations that made a difference in the approval of the protected development right plan by the City.
- D. *Enactment of state or federal law.* The enactment of a state or federal law or regulation that precludes development as approved in the protected development right plan, in which case the Mayor and Council, after notice and a public hearing, may modify the affected provisions, on a finding that the change in state or federal law has a fundamental effect on the Protected Development Right Plan.

5.2 Subsequent Overlay Zoning, Development Fees, and Other Codes. A protected development right does not preclude the enforcement of the following.

- A. *Overlay Zone.* A subsequently adopted overlay zoning classification that imposes additional requirements and that does not affect the allowable type or density of use.
- B. *Development Fee.* A subsequently adopted development fee applicable to similar properties in the City adopted pursuant to ARS § 9-463.05.
- C. *Other Codes.* A subsequently adopted building, fire, plumbing, electrical, or mechanical code or other ordinance or regulation general in nature and applicable to all property subject to land use regulation by the City.

5.3 Nonconforming Uses and Structures. A protected development right does not preclude, change, or impair the authority of the City to adopt and enforce zoning ordinance provisions governing nonconforming uses or structures on the property.

5.4 Suspension and Revocation Procedures. The City is permitted by state law to subject a protected development right plan to subsequent reviews and approvals consistent with the original approval. The City may revoke its approval of a protected development right plan for failure to comply with the applicable terms and conditions of approval. The procedure for compliance review suspension and revocation is described as follows.

- A. *Compliance.* Review of a development for compliance with the terms and conditions of approval shall be as follows:

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1. *DSD Director monitors compliance.* After the approval of a protected development right plan, the DSD Director or designee shall monitor the progress of the development to ensure compliance with the terms and conditions of the original approval or any development agreement applicable to the property.
2. *Suspension or Revocation.* The DSD Director or designee may suspend or revoke a protected development right after notice to the applicant. The notice shall contain the protected development right plan to be revoked, the property to which it applies, and the reason(s) for the proposed suspension or revocation.
3. *Appeal to Mayor and Council.* The DSD Director's decision to revoke a protected development right may be appealed to Mayor and Council in accordance with the procedures set forth in Tucson Code 23A-62 by filing a notice of intent to appeal with the City Clerk no later than fourteen (14) days after the date of the decision.

2-17.6.0 EXPIRATION DATE AND EXTENSIONS

6.1 Expiration.

- A. *Nonphased.* A protected development right plan for a nonphased development is valid for three (3) years.
 1. In its sole discretion, the Mayor and Council may extend this time for a maximum of two (2) additional years if it determines such extension is warranted by all relevant circumstances, including the size and type of the development, the level of investment of the landowner, economic cycles, and market conditions.
 2. If no building permit has been issued prior to expiration, no construction shall commence under the plan.
- B. *Phased.* A protected development right plan for a phased development is valid for five (5) years.
 1. In its sole discretion, the Mayor and Council may extend this time for a maximum of two (2) additional years if it determines such extension is warranted by all relevant circumstances, including the size, type and phasing of the development, the level of investment of the landowner, economic cycles, and market conditions.
 2. No construction shall take place on the property for any phase for which a building permit has not been issued.

2-17.7.0 FEES. The fees for processing a protected development right plan are located in DS 1-05.7.0.

2-17.8.0 NO MODIFICATIONS. The provisions of DS 2-17 cannot be modified because they are required by state law and the *LUC*.